Karen Johnson Davidson County
Batch# 1068153 DEEDWARR
11/03/2023 09:17:31 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20231103-0086156

Prepared by:

615 Title, LLC
807 Bradford Ave
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $775,000.00

Affiant

Subscribed and sworn to before me this 25th day of October, 2023.

Notary Public
My Commission Expires:

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

2023-276

Address of New Owner:	Send Tax Bills to:	Tax Information:
Laura Marie Yoney and Marcos Morales	New Owners	
541 B Croley Drive		090-16-2B-002.00
Nashville, TN, 37209		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Double E Properties, LLC, a Tennessee Limited Liability Company,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Laura Marie Yoney and Marcos Morales, a married couple,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Townhomes at 541 Croley Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants Conditions and Restrictions establishing Townhomes at 541 Croley Street, a Horizontal Property Regime, of record in Instrument No. 20211013-0137437, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Jason M. Hand, a married man by General Warranty Deed from Gary A. Whitley, Jr., a single man or whose spouse has no interest, and Gary A. Whitley, Sr., a widower of record in Instrument No. 20210701-0089119, Register's Office for Davidson, Tennessee, dated June 23, 2021 and recorded on July 1, 2021.

Being a portion of the same property conveyed to Double E Properties, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Jason M. Hand, a married man of record in Instrument No. 20210715-0095278, Register's Office for Davidson, Tennessee, dated July 9, 2021 and recorded on July 15, 2021.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **541 B Croley Drive Nashville, TN 37209.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of October, 2023.

Double E Properties, LLC, a Tennessee Limited Liability Company

By: _____
Jason M. Hand, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jason M. Hand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Sole Member of Double E Properties, LLC, a Tennessee limited liability company, and that he is authorized by Double E Properties, LLC, to execute this instrument on its behalf.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of October, 2023.



_____
Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026