THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 231246393**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $660,000.00. Affiant Subscribed and sworn to before me, this 21st day of December, 2023. Notary Public My Commission Expires: 9.21.2024

Jennifer Harris State Of Tennessee Notary Public

WARRANTY DEED

Address New Owner: Scott Alexander Jones and Rebekah Sarah Jones 527B Eastboro Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-13-2Y-002.00CO

Karen Johnson Davidson County
Batch# 1085420 DEEDWARR
12/22/2023 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20231222-0098958

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **T & M Development, LLC, a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Alexander Jones and Rebekah Sarah Jones, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B, on the Plan of 527 Eastboro Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Protective Covenants, Conditions and Restrictions at Instrument No. 20220510-0053199, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to T & M Development, LLC, a Tennessee limited liability company by Quitclaim Deed from Mack Props, LLC, a Tennessee limited liability company of record as Instrument Number 20220421-0046446, Register's Office for Davidson County, Tennessee, dated April 21, 2022 and recorded on April 21, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 116, Register's Office for Davidson County, Tennessee.

The premises herein insured is a townhouse planned unit development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declarations of Protective Covenants Conditions and Restrictions, establishing a Horizontal Property Regime of 527 Eastboro Townhomes of record in Instrument Number 20220510-0053199, Register's Office for Davidson County, Tennessee.

Declaration of restrictions and covenants for stormwater management in Instrument NO. 20230620-0046721, Register's Office of Davidson County, Tennessee.

This is improved property located at 527B Eastboro Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of December, 2023.

T & M Development, LLC

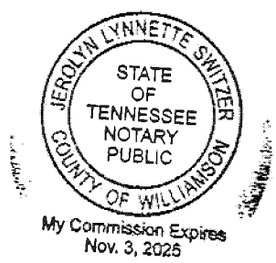
By: Abby Benson, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Abby Benson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of T & M Development, LLC, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand, at office, this 21st day of December, 2023.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Jennifer Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12.21.2023 (~~date of~~ document).

~~Affiant~~ Signature

12-21-2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of December, 2023.

Richelle B. Montgomery
Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

NOTARY'S SEAL

