Karen Johnson Davidson County
Batch# 1104217 DEEDWARR
02/23/2024 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20240223-0012527

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF February, 2024

Notary Public

MY COMMISSION EXPIRES: 04.18.2026
(AFFIX SEAL)

KATLYN CLARKE STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley R. Perrine, Jr.	Stanley R. Perrine, Jr.	
(NAME)	(NAME)	
6003 A Louisiana Avenue	101 Stillwind Ct.	091 06 1Y 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND JERRON BARNES, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STANLEY R. PERRINE, JR., A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of Homes at 6003 Louisiana Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 6003 Louisiana Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220518-0057754 Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 6003 Louisiana Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220518-0057754, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Taylormade Contracting, LLC, A Tennessee Limited Liability Company and Jerron Barnes, by Quitclaim Deed from Taylormade Contracting, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20220527-0062103, in the Register's Office of Davidson County, Tennessee, dated May 27, 2022 and recorded on May 27, 2022.

Being part of the same property conveyed to Taylormade Contracting, LLC, a Tennessee limited liability company by Warranty Deed from Michael Denny Tittle (Life Estate In Ernest C. Tittle), recorded on the 28th day of April 2022 of record in Instrument No. 20220428-0049126 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 6003 A Lousiana Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 20th day of February, 2024

TAYLORMADE CONTRACTING, LLC

BY: _____
PHILLIP E. TAYLOR, SOLE MEMBER

_____
JERRON BARNES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Phillip E. Taylor,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Sole Member** of **Taylormade Contracting, LLC** the within named bargainor, a limited liability company, and that he as **Sole Member**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Sole Member** of **Taylormade Contracting, LLC**.

Witness my hand and official seal this 20th day of February, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2025

_____
Notary Public

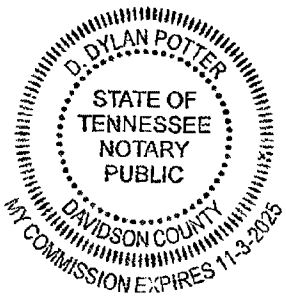
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerron Barnes**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

PM2024-087

Witness my hand and official seal this 20 day of Feb, 20 24.

Commission expires:



Notary Public

Certificate of Authenticity

I, Stephanie Smothermon, 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 February 20, 2024.

Date

Affiant Signature

February 23, 2024
Date

State of Tennessee

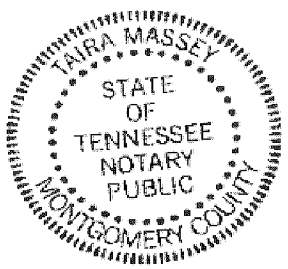
County of Montgomery

Sworn to and subscribed before me this 23rd day of February, 20 24.

Notary's Signature

My Commission Expires: 4/18/26
Date

Notary's Seal (if on paper)



PM2024-087