Karen Johnson Davidson County
Batch# 1104546 DEEDWARR
02/26/2024 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20240226-0012920

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Y-SR-24-269

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Danni Enzor and Kevin Nolan	**Steadfast Mortgage**	
(NAME) **269 Graylynn Drive**	(NAME) **1036 Stearman Drive, Suite 6**	**095-12-0-002.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PECAN VALLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANNI ENZOR, UNMARRIED WOMAN AND KEVIN NOLAN, UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Big Tree Estates of record in Plat Book 6900, Page 485, 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 the same property conveyed to Pecan Valley Properties, LLC, a Tennessee limited liability company by Warranty Deed from Daniel I. Meade Jr. and Elizabeth Paige Meade, husband and wife of record in Instrument No. 20220728-0086111 Register's Office for Davidson County, Tennessee, dated July 25, 2022 and recorded on July 28, 2022.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 485, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 4277, Page 977, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **269 Graylynn Drive, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23rd DAY OF FEBRUARY, 2024.

Pecan Valley Properties, LLC

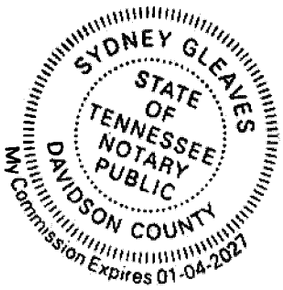
BY:_____
Chris Hellman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS HELLMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the of PECAN VALLEY PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of February, 2024.

_____
Notary Public
My Commission Expires _____
(SEAL)



Certificate of Authenticity

I, Adde Dilworth, 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 23, 2024**.

Date

Affiant Signature

February 23, 2024

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025