Karen Johnson Davidson County
Batch# 1115247 DEEDWARR
03/26/2024 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20240326-0021024

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TN) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $635,000.00 Affiant Subscribed and sworn to before me, this 26 day of March, 2024. Notary Public My Commission Expires: 9/7/2026

WARRANTY DEED

Address New Owner: Brittany Nichole Moore and Sean Burke 2117B Courtney Avenue Nashville, TN 37218	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 069-12-0D-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PRECISION DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BRITTANY NICHOLE MOORE AND SEAN BURKE , JOINT TENNATS WITH RIGHTS OF SURVIVORSHIP** (collectively "Grantee"), Grantee's successors, 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 B of Twenty-Seventeen Courtney 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 Twenty-Seventeen Courtney Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220707-0078373 in the 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 Twenty-Seventeen Courtney Avenue, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No.20220707-0078373, 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 a portion of the same property conveyed to Precision Development, LLC, A Tennessee Limited Liability Company by Warranty Deed from Patrick Cheek, unmarried and Ryan Biggs, an unmarried man, as tenants in common of record in Instrument No. 20220426-0047801 Register's Office for Davidson County, Tennessee, dated April 12, 2022 and recorded on April 26, 2022.

This is improved property commonly known as: **2117B Courtney Avenue Nashville, TN 37218**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 25th day of March, 2024.

Precision Development, LLC

Roberto Gutierrez, Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Roberto Gutierrez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of Precision Development,, LLC, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 25th day of March, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Holly A. Mason, 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 March 25, 2024.

Affiant Signature

3/25/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of March, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026