WARRANTY DEED

Karen Johnson
Batch # 1123844
04/17/2024 10:17:08 AM
Fees: $13.00 Taxes: $1,270.21

Davidson County
DEEDWARR
2 pgs

20240417-0027366

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

B-EXP-24-625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(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)
Ryan McMahon	**First Federal Bank**	
(NAME)	(NAME)	**059-12-0-011.00**
625 Maclaurin Ct	**3010 Royal Boulevard South**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Alpharetta, GA 30022**	
(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, **PEACE & LOVE 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 **RYAN MCMAHON, UNMARRIED,** 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. 251 on the plan of Trinity Hills Village, Section 2, First Addition, of record in Book 4460, pages (s) 45 and 46, Register's office for Davidson county, Tennessee, and described as follows:

Said Lot No. 251 fronts 35.0 feet on the Northerly side of the terminus of MacLaurin Court and extends back 148.8 feet on the Easterly line and 140.0 feet on the Westerly line of broken line in the rear, measuring a total of 160.60 feet thereon.

Being the same property conveyed to Richard W. Hatfield by Warranty deed from J. Ellis McCleary of record in Book 5457, page 890, Register's Office for Davidson County, Tennessee, dated June 26, 1979 and recorded on June 29, 1979.

Richard W. Hatfield is now deceased.

Being the same property conveyed to Peace & Love LLC, a Tennessee limited liability company by Administrator's Deed from Peggy D. Mathes, Administrator of the Estate of Richard W. Hatfield of record in Instrument No. 20220915-0102990 Register's Office for Davidson County, Tennessee, dated September 12, 2022 and recorded on September 15, 2022.

Being the same property conveyed to Richard W. Hatfield by Warranty deed from J. Ellis McCleary of record in Book 5457, page 890, Register's Office for Davidson County, Tennessee, dated June 26, 1979 and recorded on June 29, 1979.

Richard W. Hatfield is now deceased.

Being the same property conveyed to Peace & Love LLC, a Tennessee limited liability company by Administrator's Deed from Peggy D. Mathes, Administrator of the Estate of Richard W. Hatfield of record in Instrument No. 20220915-0102990 Register's Office for Davidson County, Tennessee, dated September 12, 2022 and recorded on September 15, 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 4460, Page (s) 45 and 46, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4551, Page 440, 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: **625 Maclaurin Ct, Nashville, Tennessee 37207**.

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 12 DAY OF APRIL, 2024.

Peace & Love LLC, a Tennessee limited liability company

BY: C. Thompson
Chantae Thompson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHANTAE THOMPSON, 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 AUTHORIZED AGENT of PEACE & LOVE LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of April, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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