Karen Johnson Davidson County
Batch# 1129088 DEEDWARR
04/30/2024 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20240430-0031515

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2024

Notary Public

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. EY-24-6349

MY COMMISSION EXPIRES: 4/19/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Brother LLC		
(NAME) P.O. BOX 1868 ~~815 Main Street, Unit 205~~ @	(NAME) same	082-12-3E-205.00-CO
(ADDRESS) ~~Nashville, TN 37206~~ Smyrna, TN 37167	(ADDRESS)	
(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, I/we, **Darren McLellan, a married person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Property Brother LLC**, HEREINAFTER CALLED THE GRANTEE, 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 205, together with a percentage interest in the common elements, as established pursuant to the Declaration for Jolene on Main Residential Condominium, of record as Instrument No 20210820-0112977 being shown on Plat attached thereto as Exhibit "D", in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Darren McLellan, a married person by Warranty Deed from The Avenue On Main GP of record in Instrument No. 20221116-0122007 Register's Office for Davidson County, Tennessee, dated November 10, 2022 and recorded on November 16, 2022.

The subject property was not a marital residence of Darren McLellan and as such is not subject to any marital or homestead interest.

This is property more commonly known as 815 Main Street, Unit 205, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 25th day of April, 2024.

Darren McLellan by Leslie Hayes, Attorney in Fact

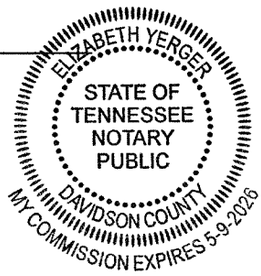
Darren McLellan by Leslie Hayes, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Leslie Hayes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for **Darren McLellan,** and that this instrument was executed on behalf of the said Darren McLellan for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202404300031514, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 25th day of April, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Katie Smith, 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 4/25/24.

Date

Affiant Signature

4/25/24

Date

State of TN

County of Rutherford

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

Notary's Signature

My Commission Expires: 11.7.24

Notary's Seal (if on paper)

