WARRANTY DEED

Karen Johnson
Batch # 1137330
05/20/2024 02:50:48 PM
Fees: $13.00 Taxes: $3,182.00

Davidson County
DEEDWARR
2 pgs

20240520-0037445

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM 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
Jerod S. Bailey and Ashley S. Bailey	Better Mortgage Corporation ~~Same as New Owner's~~	
(NAME)	(NAME)	
1319 Monetta Ave.	1427 Energy Park Dr	072 10 2U 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	St. Paul, MN 55108	
(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, **SPRINGDALE DEVELOPMENT, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEROD S. BAILEY AND ASHLEY S. BAILEY, A MARRIED COUPLE,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Twentythreehundred Scott Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Twentythreehundred Scott Avenue, a Horizontal Property Regime, of record in Instrument Number 20220104-0001187 and Assignment of Developer's Rights recorded in Instrument No. 20220121-0008115, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Springdale Development, LLC, by Quitclaim Deed from DOT Holdings, LLC, of record in Instrument No. 20230427-0030948, in the Register's Office of Davidson County, Tennessee, dated April 26, 2023 and recorded on April 27, 2023.

Being the same property conveyed to DOT Holdings, LLC, by Warranty Deed from TBKID, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220119-0007393, in the Register's Office of Davidson County, Tennessee, dated January 10, 2022 and recorded on January 19, 2022.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-EXP-24-1319

MO2024-606

unimproved _
This is improved x property, known as 1319 Monetta Ave., Nashville, TN 37216
(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 17 day of May, 2024

SPRINGDALE DEVELOPMENT, LLC

BY: _____

KE QIN, CHIEF MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ke Qin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Chief Manager of Springdale Development, LLC the within named bargainor, a limited liability company and that he as such a Chief Manager executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal this 17 day of May, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public