Karen Johnson Davidson County
Batch# 1139620 DEEDWARR
05/28/2024 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20240528-0039119

WARRANTY DEED

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tyler Donnay and Colby Bredensteiner	NEW OWNER	Parcel ID: 081-03-3W-001.00-CO
(NAME) 1705A McKinney Ave.	(NAME)	
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Homestead Construction LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tyler Donnay, a single woman and Colby Bredensteiner, a single man**, 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:

Land in Davidson County, Tennessee, being Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1705 Mckinney Ave Commons, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210809-0107196 and being shown on Plat attached thereto as Exhibit "B", 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 part of the same property conveyed to Legacy 11 LLC from Sharon Stadaker Ervin and Venus Stadaker Woods and Shalita Stadaker Walker and Porter Alexander Stadaker by Warranty Deed dated August 29, 2014 and recorded on September 2, 2014 in Instrument No. 20140902-0079726, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to H & B Development Partners from Legacy11, LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated April 13, 2015and recorded on April 16, 2015 in Instrument No. 20150416-0033927, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to MBO11 Holdings GP from H and B Development Partners by Quitclaim Deed dated October 27, 2021 and recorded on November 2, 2021 in Instrument No. 20211102-0146678, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Homestead Construction LLC, a Tennessee Limited Liability Company from MBO11 Holdings GP by Warranty Deed dated February 7, 2023 and recorded on February 8, 2023 in Instrument No. 20230208-0009133, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1705A McKinney Ave., Nashville, TN 37208

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 our hands this 23rd day of MAY, 2024

Homestead Construction LLC

BY:_____
Jacob W. Buzonowski
Owner

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jacob W. Buzonowski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Owner of Homestead Construction LLC, a Tennessee Limited Liability Company and that he is authorized by Homestead Construction LLC, a Tennessee Limited Liability Company to execute this instrument on its behalf as such Owner.

Witness my hand and official seal, this the 24th day of May, 2024.

_____
Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. DAWSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 May 23, 2024.

Affiant Signature

5/23/24
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 23 day of May, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY