WARRANTY DEED

Karen Johnson Davidson County
Batch# 1141062 DEEDWARR
05/31/2024 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $3,008.10
20240531-0040314

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $813,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2024

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Mark Edward Bottom	PennyMac Loan Services, LL	72-14-44 p/o
(NAME) 1132B Cahal Avenue	(NAME) 3043 Townsgate Road, #200	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Westlake Village, CA 91361	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20240844

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, **Timo6, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Mark Edward Bottom, unmarried 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. :

Certain real property situate in the 7th Civil District of Davidson County, Tennessee, and described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 1132 CAHAL AVE. AVE., a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 1132 CAHAL AVE. AVE., a Horizontal Property Regime, of record in Instrument Number 20230223-0012884, as amended in Instrument No. 20230331-0023559 and Instrument No. 20230601-0041340 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

BEING a portion of the same property conveyed to Timo6, LLC by Warranty Deed from Michael Hull, dated 11/10/2022 and filed of record in Instrument No. 20221114-0120944, and recorded on November 14, 2022, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Hull, by Warranty Deed from Helen A. Goodloe, a Single Person, of record in Instrument No. 20220818-0093614, in the Register's Office of Davidson County, Tennessee, dated August 05, 2022, and recorded on August 18, 2022.

Being the same property conveyed to Helen A.T. Goodloe, a single person, by Warranty Deed from Fred G. Luna and wife, Rachel A. Luna, of record in Book 6832, Page 844, in the Register's Office of Davidson County, Tennessee, dated April 18, 1986, and recorded on April 18, 1986.

Unimproved ☐

This is improved ☒ property, known as 1132B Cahal Avenue, Nashville, TN 37206
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of May, 2024

Timo6, LLC

BY: _____
Matthew D Bolton, Member

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Matthew Bolton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Managing Member (or other officer authorized to execute the instrument) of Timo6, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member (or other authorized officer).

Witness my hand, at office, this 30th of May, 2024.

_____
Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 30, 2024**.

Affiant Signature

05/30/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **May 30, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY