# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1141258 DEEDWARR
05/31/2024 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20240531-0040570

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $999,999.00.

*Affiant*

Subscribed and sworn to me on 05/30/24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Cody A. Feaster<br>Esther M. White<br>558 Highcrest Dr.<br>Nashville, TN 37211 | Compass Mortgage, Inc.<br>27755 Diehl Road, Ste 100<br>Warrenville, IL 60555 | 147 15 0 O 001.00 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Flooring Guys, a Tennessee general partnership, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Cody A. Feaster, a single man, and Esther M. White, a single woman, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit A on the Plan of 558 Highcrest Drive Commons, a Horizontal Property Regime With Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20230515-0036278, 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 The Flooring Guys, a Tennessee general partnership, by deed from Linton Roy Evans, of record in Instrument No. 20230221-0012236, Register's Office for Davidson County, Tennessee, dated February 17, 2023 and recorded on February 21, 2023.
>
> This is improved property known as 558 Highcrest Dr., Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 05/30/24.

THE FLOORING GUYS, A TENNESSEE GENERAL PARTNERSHIP

LITTLE RIVER VENTURES, LLC, General Partner of THE FLOORING GUYS, A TENNESSEE GENERAL PARTNERSHIP

By: _____
Matthew McKinney, Member of Little River Ventures, LLC

JJR INVESTMENTS, LLC, General Partner of THE FLOORING GUYS, A TENNESSEE GENERAL PARTNERSHIP

By: _____
Jeremy Richardson, Member of JJR Investments, LLC

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Matthew McKinney, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Sole and Managing Member of Little River Ventures, LLC, which is a Partner of THE FLOORING GUYS, a Tennessee general partnership, and that as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Partner.

Witness my hand and official seal on 05/30/24.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Jeremy Richardson, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Sole and Managing Member of JJR Investments, LLC, which is a Partner of THE FLOORING GUYS, a Tennessee general partnership, and that as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Partner.

Witness my hand and official seal on 05/30/24.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on May 30th, 2024.

John Cobb Rochford

May 30th, 2024

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on May 30th, 2024.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025