WARRANTY DEED

Karen Johnson
Batch # 1145095
06/10/2024 11:01:10 AM
Fees: $13.00 Taxes: $2,301.40

Davidson County
DEEDWARR
2 pgs

20240610-0043208

File No. AT-24-6807

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $622,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JANUARY 9, 2028

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
Terjuda, LLC, a California Limtied Liability Company	Dave Pinneger	
(NAME)	(NAME)	
2605 Traughber Drive, A	14272 Minorca Cove	073-13-0M-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Del Mar, CA 92014	
(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, **Lee Thomas Bristol and Danielle Johns, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terjuda, LLC, a California Limited Liability Company**, 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 No. A , as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2605 Traughber Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170426-0041146, as amended in Instrument No. 20170710-0069358, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lee Thomas Bristol and Danielle Johns, husband and wife by Warranty Deed from Chad A. Gross, unmarried of record in Instrument No. 20210825-0114992 Register's Office for Davidson County, Tennessee, dated August 11, 2021 and recorded on August 25, 2021.

This is property more commonly known as 2605 Traughber Drive, A, 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 6th day of June, 2024.

Lee Thomas Bristol

Danielle Johns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of June, 2024, before me personally appeared Lee Thomas Bristol and Danielle Johns, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of June, 2024.

Notary Signature
My commission expires:

