RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-22376-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1164821 DEEDWARR
08/01/2024 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20240801-0058340

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2024

NOTARY PUBLIC

My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlton Dethrow 1301 Neelys Bend Rd, Unit 52, Madison, TN 37115	Same address as new owner	052-16-0A-052-00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($150,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **REGIONAL HOLDINGS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHARLTON DETHROW, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. F-52 of Neely's Bend Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominiums of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Regional Holdings LLC, from the Metropolitan Government of Nashville and Davidson County, in its own capacity and for the use and benefit of the State of Tennessee v. Delinquent Taxpayers as shown on the 2017 Real Property Tax Records of the Metropolitan Government of Nashville and Davidson County, Tennessee, by Final Decree Confirming Sale dated August 20, 2019 and recorded August 30, 2019 in Instrument #20190830-0087796, said Register's Office.
**NOTE: Tax sale. See Order Granting Motion for Default Judgment and Order Granting Complaint to Quiet Title in 20240501-0031617

Being the same property conveyed to Glenn Irvin Parker from Allen & Company Property Management, LLC, a Tennessee corporation, by Warranty Deed dated March 3, 2015 and recorded March 4, 2015 in Instrument #20150304-0019135, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved __X_ improved property, known as: 1301 Neelys Bend Road, Unit 52, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 31st day of July, 2024

GRANTOR(S)

Regional Holdings, LLC, a Limited Liability Company

By: _____
Mike Said, Sole Owner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Mike Said, Sole Owner of Regional Holdings, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of July, 2024.

_____
Notary Public

Bryant L Grantham
Printed Notary Name

My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 31, 24 (date of document).

Jennifer L. Pennell

August 1, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of August, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

