WARRANTY DEED

Karen Johnson Davidson County
Batch# 1176240 DEEDWARR
09/03/2024 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20240903-0067440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Murray and Sara Giles	New Owner	
(NAME)	(NAME)	049-15-0K-002.00-CO
539 Green Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37189		
(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, **TIER ONE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARA GILES, A SINGLE PERSON, AND PATRICK MURRAY, A SINGLE PERSON,** 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:

Situated in Davidson County, Tennessee, being Unit B on the Plan of Homes At 537 & 539 Green Lane, A Horizontal Property Regime With Private Elements established by and shown in Exhibit A of the Declaration of Covenants Conditions and Restrictions of record at Instrument No. 20231101-0085396, 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 a portion of the same property conveyed to Tier One Construction, LLC, a Tennessee limited liability company by Warranty Deed from David S. Jones and Lisa C. Jones, husband and wife, of record in Instrument No. 20231101-0085395, in the Register's Office for Davidson County, Tennessee, dated October 16, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 539 Green Lane, Nashville, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CH2024-1006

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 hand this 30 day of August, 2024

TIER ONE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

KALOB CREIGHTON, MANAGING MEMBER

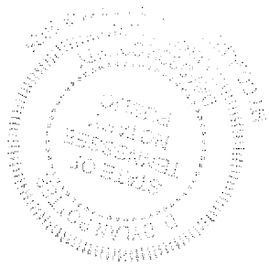
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Kalob Creighton, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Managing Member for Tier One Construction, LLC, a Tennessee Limited Liability, the within named bargainor, a limited liability company, and that he is the Managing Member of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Member.

Witness my hand and official seal this 27 day of August, 2024.

Commission expires:



_____

Notary Public

CH2024-1006

Certificate of Authenticity

I, Ryan Lux, 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 **August 30, 2024**.

Date

Affiant Signature

8/30/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY