# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1190842 DEEDWARR
10/07/2024 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20241007-0077815

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 2024

Notary Public

MY COMMISSION EXPIRES: April 3, 2027

(AFFIX SEAL) Angela Watson Notary Public State of Tennessee Williamson County

MST 2024-1391

**THIS INSTRUMENT WAS PREPARED BY:**
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nichole Sloan | TOP FLITE FINANCIAL | 072-09-3R-002.00-CO |
| (NAME) | (NAME) | |
| 2506 Inga Street | 1400 URBAN CENTER DR. SUITE 325 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | VESTAVIA, AL 35242 | |
| (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, WE, **Precision Development, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nichole Sloan, an unmarried woman,** 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:

**Land in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for NineHundredOne McClurkan Avenue, a horizontal property regime with private elements, of record at Instrument No. 20220902-0099400, Register's Office for Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Precision Development, LLC, a Tennessee limited liability company by Warranty Deed from Danny L. Talley of record in Instrument No. 20220902-0099401, Register's County, Tennessee, dated August 26, 2024 and recorded on September 2, 2022.**

**Subject to:** This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters shown on the Plan of record in Plat Book 974, Page 18, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number

20220902-0099400, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record as Instrument No. 20230510-0034832, Register's Office for Davidson County, Tennessee.

This property, known as 2506 Inga Street, Nashville, TN 37206
(House Number) (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 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 4th DAY OF OCTOBER, 2024.

Precision Development, LLC, a Tennessee limited liability company

BY: _____

Roberto Gutierrez, Member

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Roberto Gutierrez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself Member of Precision Development, LLC, the within named bargainor, a Tennessee limited liability company, and that Roberto Gutierrez, as Member being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself, Member of said limited liability company.

Witness my hand and official seal at office, this 4th day of October, 2024.

_____
Notary Public

My commission expires: 3-23-27

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

202410070077815

**True Copy Certification**

I, Yvette Meldrum, 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 October 7, 2024

Affiant Signature _____

October 7, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7th day of October 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1.26.25

