WARRANTY DEED

Karen Johnson
Batch # 1196507
10/22/2024 10:05:10 AM
Fees: $13.00 Taxes: $1,232.10
20241022-0081937

Davidson County
DEEDWARR
2 pgs

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00

Amanda Birney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF October, 2024

Notary Public

MY COMMISSION EXPIRES: 10/26/24

(AFFIX SEAL)

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

MST 2024-1475

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
Carmen A. McIntosh	New owner	043 06 0C 342.00
(NAME)	(NAME)	
342 May Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37208		
(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, **336 May Dr., LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carmen A. McIntosh, single 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 No. 342 and the common area of The Homes at May Drive and Anderson Lane Commons, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20220223-0020517, in the Register's Office for Davidson County, Tennessee, with said Unit(s) being depicted on the site plan attached as Exhibit "B" to the Declaration in Instrument No. 20220223-0020517, to which reference is hereby made for a more complete description, together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Precision Development LLC, a Tennessee limited liability company by Warranty Deed from Kudzu Real Estate, Inc., a Tennessee Corporation of record in Instrument No. 20220720-0083082 Register's Office for Davidson County, Tennessee, dated July 14, 2022 and recorded on July 20, 2022.

Being a portion of the same property conveyed to 336 May Dr, LLC a Tennessee limited liability company by Quitclaim Deed from Precision Development LLC, a Tennessee limited liability company of record in Instrument No. 20230921-0074297 Register's Office for Davidson County, Tennessee, dated September 20, 2023 and recorded on September 21, 2023.

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. Taxes for the year 2024, a lien due and payable but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 1130, Page 37, 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 No. 20220223-0020517, Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easement of record in Book 1196, Page 207, Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20220803-0088542, Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 342 May Drive, Madison, TN 37208
(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 18th DAY OF October, 2024.

336 May Dr., LLC, a Tennessee limited liability company

By Its ~~Sole~~ Member: Precision Development LLC, a Tennessee limited liability company

By: _____

Roberto Guttierez, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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, a Tennessee limited liability company, the sole member of 336 May Drive, LLC, a Tennessee limited liability company, within named bargainor, a limited liability company, and that Roberto Gutierrez, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as sole member of the limited liability company.

Witness my hand and official seal, this 18th day of October 2024.

_____

Notary Public

My Commission Expires: 3-28-27

(SEAL)

