Karen Johnson Davidson County
Batch # 1202735 DEEDWARR
11/07/2024 02:06:10 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20241107-0086957

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20933-AP

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-TC-24-119-B

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of November, 2024.

Notary Public
My Commission Expires: 11-3-25

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua Pickerel 224 BERRY ST. NASHVILLE, TN 37207	New Owner	071-14-0Y-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **YCB Investments LLC, a Delaware Limited Liability Company (erroneously referenced as a Florida limited liability company on prior Deed**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joshua Pickerel, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING certain private element unit situated in Davidson County, Tennessee, and being further known as Unit B, together with the appurtenant common elements of Homes at 119 Elmhurst, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restriction for Homes at 119 Elmhurst, a horizontal property regime with private elements, of record in Instrument No. 20180612-0056130, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 119 Elmhurst provided in said Declaration, together with the By-Laws appended thereto, the Site Plan attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being part of the same property conveyed to YCB Investments, a Florida Limited Liability Company by Warranty Deed from Momo Real Estate Investment, Inc., a Tennessee corporation, dated August 12, 2021, recorded August 18, 2021, of record in Instrument No. 20210818-0111733, Register's Office for Davidson County, Tennessee. The reference to a Florida limited liability company on prior deed was erroneous.

This is improved property located at: **119 Elmhurst Avenue, B, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Taxes for the year 2024 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of November, 2024.

GRANTOR:

YCB Investments LLC,
a Delaware Limited Liability Company

By: _____
Victoria Laffey, Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Victoria Laffey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Authorized Representative of YCB Investments LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of November, 2024.

Deborah Bissell
Notary Public
My Commission expires: 3-2-27

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY