Karen Johnson
Batch # 1211942
12/03/2024 10 36 10 AM
Fees $13 00 Taxes $2,553 00

Davidson County
DEEDWARR
2 pgs

20241203-0093751

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000 00 Hillary Torrence Affiant Subscribed and sworn to before me on DECEMBER 2, 2024 NOTARY PUBLIC MY COMMISSION EXPIRES 5-20-2025

File No 2024-0497

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP - PARCEL NO
David T Zeffery 2786 Olde Cypress Dr Naples, FL 34119	David T Zeffery 2786 Olde Cypress Dr Naples, FL 34119	090-08-2C-002 00-CO

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MELLON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **DAVID T. ZEFFERY, A MARRIED MAN**, hereinafter called **"GRANTEE,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Unit No B on the plan of Plan of Homes at 750 Croley, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 750 Croley, a Horizontal Property Regime with Private Elements of record in Instrument No 20220505-0052216, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof

Being a portion of the same property conveyed to MELLON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BLACKACRE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No 20231026-0083829, dated October 20, 2023, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following

1 The current year's property taxes have been prorated and paid or are assumed by Grantee, Subsequent taxes are assumed by the Grantee, including rollback taxes, if any
2 Easements, setback lines, and all other matters as set forth on the above plan of record
3 Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises

This is Improved property known as 750 Croley Drive, Unit B, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on December 2, 2024

Grantor:

Mellon Properties, LLC
a Tennessee limited liability company

BY: _____
Jeremy Price
Authorized Representative

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jeremy Price, Authorized Representative for Mellon Properties, LLC, the within named bargainor, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand, at office, this 2nd day of December, 2024

_____
Notary Public

My Commission Expires:
My Commission expires May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY