Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240948743

Karen Johnson Davidson County
Batch # 1213051 **DEEDWARR**
12/06/2024 09 41 58 AM 2 pgs
Fees $13 00 Taxes $4,070 00
20241206-0094796

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

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

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jesse Bolemon 5610 Louisiana Avenue, A Nashville TN 37209	New Owner	Tax Parcel ID No. 091 06 0 225.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,
T & M Development, LLC, a Tennessee limited liability company("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jesse Bolemon, a single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 5610 LOUISIANA TOWNHOMES A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 5610 LOUISIANA TOWNHOMES A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime, of record in Instrument Number 20230821-0065000, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being Part of the same property conveyed to T & M Development LLC, a Tennessee limited liability company, by Quit Claim Deed from Mack Props, LLC, a Tennessee limited liability company, of record in Instrument No. 20220421-0046449, in the Register's Office of Davidson County, Tennessee, dated April 21, 2022 and recorded on April 21, 2022.

Being Part of the same property conveyed to Mack Props, LLC, a Tennessee limited liability company, by Special Warranty Deed from THH Realty, LLC , a Tennessee limited liability company, of record in Instrument No. 20210715-0095190, in the Register's Office of Davidson County, Tennessee, dated July 14, 2021 and recorded on July 15, 2021.

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 record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 091 06 2Q 001.00

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN NO. 2 OF WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 172.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230821-0065000.

This is improved property located at 5610 Louisiana Avenue, A Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 December, 2024.

T & M Development, LLC, a Tennessee limited liability company

By: Authorized Agent
Ryan Dieck, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized agent (or other officer authorized to execute the instrument) of T&M Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 4th day of December, 2024.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28 2026