Special Warranty Deed

Karen Johnson Davidson County Batch# 1218738 DEEDWARRSP 12/20/2024 01:44:30 PM 3 pgs Fees: $18.00 Taxes: $1,702.00 20241220-0099217	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $460,000.00. Affiant Subscribed and sworn to before me, this the 20th day of December, 2024. Notary Public My commission expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William R. Drawant Jr. and Teresa B. Drawant	New Owner(s)	061-15-0E-003.00-CO
1100 Sunnymeade Drive #124	3429 Milford Dr	
Nashville, TN 37216	Thompsons Station, TN	37179

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HOME WORK EAST LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM R. DRAWANT JR. AND TERESA B. DRAWANT, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Unit No. A-3 on the Plan of Sunnymeade Commons, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions Establishing and Governing Sunnymeade Commons, a Horizontal Property Regime with Private Elements at Instrument No. 20210505-0060387, being amended in the First Amendment to Declaration of Covenants, Conditions and Restrictions Establishing and Governing Sunnymeade Commons, a Horizontal Property Regime with Private Elements at Instrument No. 20220601-0063196 and Second Amendment recorded in Instrument No. 20240213-0009982, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Home Work East, LLC, a Tennessee limited liability company by Special Warranty Deed from ARTY LLC, a Tennessee limited liability company of record in Instrument No. 20210224-0022675 Register's Office for Davidson County, Tennessee, dated February 17, 2021 and recorded on February 24, 2021.

Being a portion of the same property conveyed to Home Work East, LLC, a Tennessee limited liability company by Quitclaim Deed from ARTY LLC, a Tennessee limited liability company of record in Instrument No. 20210224-0022676 Register's Office for Davidson County, Tennessee, dated February 17, 2021 and recorded on February 24, 2021.

Being a portion of the same property conveyed to Home Work East, LLC, a Tennessee limited liability company by Quitclaim Deed from Home Work East, LLC, a Tennessee limited liability company of record in Instrument No. 20210416-0051303 Register's Office for Davidson County, Tennessee, dated April 16, 2021 and recorded on April 16, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1100 Sunnymeade Drive #124, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of December, 2024.

Home Work East LLC, a Tennessee Limited Liability Company

By: _____
William Rosenthal, Authorized Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Rosenthal, Authorized Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Manager of Home Work East LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 20th day of December, 2024.

_____
Notary Public

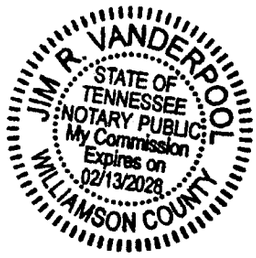
My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

I Lisa Allard, 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 December 20, 2024.

Lisa Allard December 20, 2024
Lisa Allard, Affiant



State of Tennessee **County of Williamson**
Sworn to and subscribed before me this December 20, 2024.

Jim R Vanderpool MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary