Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste 100
Mt Juliet, TN 37122
VOL-24-6185

Karen Johnson
Batch # 1235763
02/10/2025 11 15 19 AM
Fees $13 00 Taxes $2,220 00

Davidson County
DEEDWARR
2 pgs

20250210-0009864

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of February, 2025

Notary Public

Commission Expires _____

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm Expires June 23, 2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Timo6, LLC 3303 Orleans Drive Nashville, TN 37212	Timo6, LLC 855 Springfield Hwy. Ste. 112 Goodlettsville, TN 37072	104-06-0-151 00

WARRANTY DEED

FOR AND IN 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, I/WE,

Judy P. Eron, a single person

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timo6, LLC, a Tennessee Limited Liability Company

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

A certain tract or parcel of land in Davidson county, state of Tennessee, described as follows to-wit

Being part of Lot No 124 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, pages 124 and 125, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the north margin of Love Circle, the common corner of Lots Nos. 123 and 124, thence with the north margin of said Circle eastwardly 60 feet to a point, the common corner of Lots Nos 124 and 125, thence with the line between said lots northwardly 160 feet to a point in the south margin of Dudley Street, thence with same westwardly 50 feet to a point, the northeast corner of a part of said lot conveyed by Mrs Myrtle Pavis to Mamie P. Jensen, by deed of record in Book 996, page 301, said Register's Office, thence with Jensen's East line southwardly 160 feet, more or less, to the point of beginning

Being the same property conveyed to Judy P Eron, a single person by Warranty Deed from William H Shaw, III, a single person of record in Book 6858, page 480, Register's Office for Davidson County, Tennessee, dated May 13, 1986 and recorded on May 16, 1986

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

Linda Kay Stere executes this instrument on behalf of Judy P Eron pursuant to a Specific Power-of-Attorney dated January 27th, 2025 and filed for record in Instrument No 20250204-0008451 in the Register's Office of Davidson County, Tennessee

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 3303 Orleans Drive, Nashville, TN 37212

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 so 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

Dated this the 6th day of February, 2025

Judy P Eron by Linda Kay Stere, Attorney In Fact

Judy P Eron by Linda Kay Stere, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Linda Kay Stere as Attorney in Fact for Judy P Eron, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said Linda Stere, for the purposes therein contained

Witness my hand, at office, this 6th day of February, 2025

Notary Signature
My commission expires 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON