WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 800,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF FEBRUARY, 2025.

Notary Public
COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1243168 DEEDWARR
03/05/2025 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20250305-0016666

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Blake Mize Meaghan Consedine	Guild Mortgage Co., LLC	091 02 0W 001.01 LO
(NAME) 6113-A Louisiana Avenue	(NAME) 5887 Copley Drive	
(ADDRESS) Nashville, TN 37209	(ADDRESS) San Diego, CA 92111	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, , **806 Partners, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blake Mize and Meaghan Consedine, a married couple,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit A, of HOMES AT 6113 LOUISIANA, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 6113 LOUISIANA, a Horizontal Property Regime, of record in Instrument No. 20231024-0083186, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to 806 Partners, LLC, a Tennessee Limited Liability company, by Warranty Deed from Wild West Realty Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230811-0062522, in the Register's Office of Davidson County, Tennessee, dated August 08, 2023 and recorded on August 11, 2023.

Being a portion of the same property conveyed to Wild West Realty Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Roy Willis Craft Jr, Unmarried, of record in Instrument No. 20230810-0062210, in the Register's Office of Davidson County, Tennessee, dated August 08, 2023 and recorded on August 10, 2023.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 6113-A Louisiana Avenue (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37209 (Postal Zip)

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. successors 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, successors 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 this 28 day of February, 2025.

806 Partners, LLC, a Tennessee Limited Liability Company

By: _____ Authorized Member
Tyler Antonakos, Authorized Member

State of Tennessee

County of Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Tyler Antonakos,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon **his** oath acknowledged **himself** to be a **Authorized Member** of **806 Partners, LLC**, the within named bargainor, a LLC, and that **he** as such **Authorized Member** executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said **806 Partners, LLC** as such **Authorized Member.**

WITNESS my hand and seal this 28 day of February, 2025.

_____
S. Nixon Pressley
Commission Expires: 11/26/2028

S. NIXON PRESSLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 26, 2028
COUNTY OF WILSON

True Copy Certification

I, **Tonya Cherry,** 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 this the 26 day of February, 2025.

Affiant Signature
Date 3-3-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028