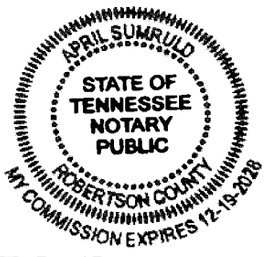
Karen Johnson Davidson County
Batch# 1249620 DEEDWARR
03/24/2025 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $4,329.00
20250324-0022015

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,170,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 13th day of March, 2025. April Sumrld Notary Public My commission expires: 12-19-2028

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:
Jarred Kelenic	New Owner(s)	083-08-2A-001.00-CO
2811 Meadow Rose Drive		
Nashville, TN 37206		

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, **FIG TREE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JARRED KELENIC, AN UNMARRIED MAN**, 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 1 of Homes at 2811 Meadow Rose Drive , a Horizontal Property Regime with Private Elements, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 2811 Meadow Rose Drive, of record in Instrument Number 20230720-0056136, in the Register's Office for Davidson County, Tennessee, to which Plan reference in hereby made for a more complete description of said property.

Being the same property conveyed to Fig Tree Holdings, LLC, a Tennessee limited liability company by Warranty deed from Emma Louise Hollis Rider, a Widow of record in Instrument No. 20230118-0003963 Register's Office for Davidson County, Tennessee, dated January 13, 2023 and recorded on January 18, 2023.

Being part of the same property conveyed to Fig Tree Development, LLC, a Tennessee limited liability company by Quitclaim deed from Fig Tree Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20230512-0035613 Register's Office for Davidson County, Tennessee, dated April 14, 2023 and recorded on May 12, 2023.

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 2811 Meadow Rose Drive, Nashville, TN 37206, 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 the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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 13th day of March, 2025.

Fig Tree Development, LLC, a Tennessee Limited Liability Company

By:_____
Joseph Sherer, Member

By:_____
Lindy Sherer, Member

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 Joseph Sherer and Lindy Sherer, 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 Members of Fig Tree Development, 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 13th day of March, 2025.

_____
Notary Public

My Commission Expires: 3-3-26

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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 13. 2025.

Affiant Signature

24th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028