WARRANTY DEED

Karen Johnson Davidson County
Batch# 1256958 DEEDWARR
04/07/2025 08:31:30 AM 2 pgs
Fees: $13.00 Taxes: $2,364.30
20250407-0025940

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $639,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF Apr. 1, 2025

Notary Public

MY COMMISSION EXPIRES: 7/19/25

William S. Corley NOTARY PUBLIC STATE OF TENNESSEE Williamson COUNTY

This area for recording stamp

(AFFIX SEAL)

MST 2025-0382

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher John and Tia Lynne Austin Living Trust dated May 26, 2023	New owners at	072-09-30-001.00CO
(NAME)	(NAME)	
1063 Sunset Rd.	owners address	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, WE, **Precision Development LLC, a Tennessee, limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher John and Tia Lynne Austin Living Trust dated May 26, 2023,** 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:

Land in Davidson County, Tennessee, being Unit No. 903A, on the Plan of Ninehundredthree McClurkan Avenue, a Horizontal Property Regime with private elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20220519-0058358, 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 part of the same property conveyed to Precision Development, LLC, a Tennessee, limited liability company by Warranty Deed from Danny L. Talley, unmarried, of record in Instrument No. 20220324-0033733, dated March 18, 2022 and recorded March 24, 2022.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 974, Page 18, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20220519-0058358, Register's Office for Davidson County, Tennessee. Mutual Agreement for dedication of sewer easement recorded in Instrument N. 20220902-0099399, Register's Office of Davidson County, Tennessee. Utility easement and maintenance agreement recorded in Instrument No. 20220324-0033732, Register's Office of Davidson County, Tennessee. Declaration of Restrictions and Covenants for SCMs for regulated Residential Infill of record in

Instrument Number 20240312-0017161, in the Register's Office for Davidson County, Tennessee. Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress / Egress and Appurtenances of record in Instrument Number 20241004-0077230, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 903A McClurkan Ave., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (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 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 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 my/our hand(s) this 1st DAY OF April, 2025.

Precision Development LLC

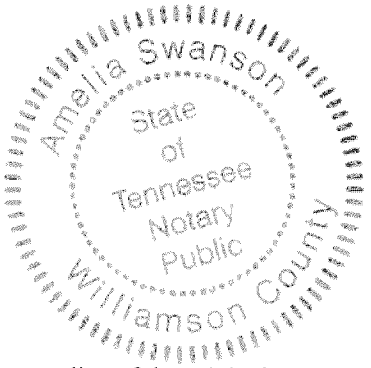
BY: _____
Roberto Guttierez, Member

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Roberto Guttierez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself Member of Precision Development LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that Roberto Guttierez, as Member being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself/herself, as Member of said limited liability company.

Witness my hand and official seal at office, this 1st day of April, 2025

_____
Notary Public
My commission expires: 3-23-27
(SEAL)



True Copy Certification

I, Yvette Meldrum, 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 April 1, 2025.

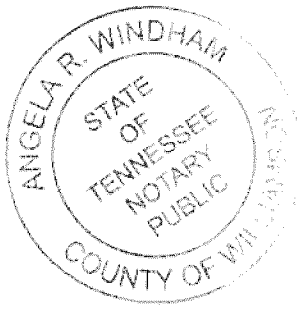
Affiant Signature _____

April 1, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of April 2025.

_____
Notary's Signature



MY COMMISSION EXPIRES: 4-8-2028