WARRANTY DEED

Karen Johnson Davidson County
Batch# 1257544 DEEDWARR
04/08/2025 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20250408-0026746

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES: 7/2/2028

(AFFIX SEAL)

MST 2025-0325

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
Kevin Baker	New owner	043 06 0C 334.00CO
(NAME)	(NAME)	
334 May Dr		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **336 May Drive LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Baker, a single man,** 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. 332 and the common area of The Homes at May Drive and Anderson Lane Commons, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20220223-0020517, in the Register's Office for Davidson County, Tennessee, with said Unit being depicted on the site plan attached as Exhibit "B" to the Declaration in Instrument No. 20220223-0020517, to which reference is hereby made for a more complete description, together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Precision Development LLC, a Tennessee limited liability company by Warranty Deed from Kudzu Real Estate, Inc., a Tennessee Corporation of record in Instrument No. 20220720-0083082 Register's Office for Davidson County, Tennessee, dated July 14, 2022 and recorded on July 20, 2022.

AND

Being a portion of the same property conveyed to 336 May Dr, LLC a Tennessee limited liability company by Quitclaim Deed from Precision Development LLC, a Tennessee limited liability company of record in Instrument No. 20230921-0074297 Register's Office for Davidson County, Tennessee, dated September 20, 2023 and recorded on September 21, 2023.

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 1130, Page 37, 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 No. 20220223-0020517, Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20220511-0054260, Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easement of record in Book 1196, Page 207, Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20220803-0088542, Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 334 May Dr, Madison, TN 37115
(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.

336 May Dr LLC, a Tennessee limited liability company

By Its Sole Member: GRE RE IV, a North Dakota limited liability company

By: Steven F. Walker

Steven F. Walker, Its President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven F. Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the President of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

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

Notary Public

Amelia Swanson
State of Tennessee Notary Public
Williamson County

My commission expires: 3-23-27

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4.1.25 (date of document)

Regina Sullo

Affiant Signature

April 8, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 8 day of April, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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