Karen Johnson Davidson County
Batch# 1263106 DEEDWARRSP
04/22/2025 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250422-0030723

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of April, 2025.

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:
Michael Dempsey	PNC Bank, N.A.	061-15-0E-006.00-CO
1760 Napoleon Drive	3232 Newmark Drive	
Bonne Terre, MO 63628	Miamisburg, OH 45342	

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, **HOME WORK EAST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL DEMPSEY, 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 No. A-6 on the Plan of Sunnymeade Commons, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions Establishing and Governing Sunnymeade Commons, a Horizontal Property Regime with Private Elements at Instrument No. 20210505-0060387, being amended in First Amendment of record in Instrument No. 20220601-0063196 and Second Amendment of record in Instrument No. 20240213-0009982, 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 a portion of the same property conveyed to Home Work East, LLC, a Tennessee limited liability company by Special Warranty Deed from ARTY LLC, a Tennessee limited liability company of record in Instrument No. 20210224-0022675 Register's Office for Davidson County, Tennessee, dated February 17, 2021 and recorded on February 24, 2021.

Being a portion of the same property conveyed to Home Work East, LLC, a Tennessee limited liability company by Quitclaim Deed from ARTY LLC, a Tennessee limited liability company of record in Instrument No. 20210224-0022676 Register's Office for Davidson County, Tennessee, dated February 17, 2021 and recorded on February 24, 2021.

Being a portion of the same property conveyed to Home Work East, LLC, a Tennessee limited liability company by Quitclaim Deed from Home Work East, LLC, a Tennessee limited liability company of record in Instrument No. 20210416-0051303 Register's Office for Davidson County, Tennessee, dated April 16, 2021 and recorded on April 16, 2021.

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 1100 Sunnymeade Drive, #127, Nashville, TN 37216, 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 said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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 18th day of April, 2025.

Home Work East, LLC, a Tennessee Limited Liability Company

By: _____
William Rosenthal, Authorized Manager

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 William Rosenthal, Authorized Manager, 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 Authorized Manager of Home Work East, 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 18th day of April, 2025.

_____
Notary Public

My Commission Expires: 7-3-2028

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

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 April 18. 2025.

Affiant Signature

22nd day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of April, 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