WARRANTY DEED

Karen Johnson Davidson County
Batch# 1269302 DEEDWARR
05/06/2025 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,959.63
20250506-0035376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TIMOTHY T COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2025030015

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert Cole DeChellis	Novus Home Mortgage, a division of Ixonia Bank	
(NAME) 606 39th Ave N	(NAME) 20225 Water Tower Blvd, Suite 400	092-09-1D-001.00 CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Brookfield, WI 53045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND NO/100 Dollars ($799,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DY CONSTRUCTION INC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT COLE DECHELLIS, AN UNMARRIED 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. 608A on the plan of 606-608 39th Avenue North Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 606-608 39th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220823-0095118, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to DY CONSTRUCTION, INC., by deed from MARIE MCQUIDDY, AS TRUSTEE OF THE MARIE MCQUIDDY LIVING TRUST U/A DATED 3-14-2018, of record in Instrument No. 20220624-0072824, dated June 13, 2022, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 606 39th Ave N, Nashville, TN 37209
(House No.) (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.

Executed by my hand this the 1st Day of May, 2025.

DY Construction Inc

BY: _____
DeRon Jenkins
Sole Member

STATE OF Tennessee

County OF Davidson

Befor me, Maxine J Rucker Notary Public for the above State and County do hereby certify that DeRon Jenkins and Sole Member of DY Construction Inc personally appeared before me this day and acknowledged the due execution of the foregoing instrument as Sole Member..

Witness my hand and official seal, this the 1st Day of May, 2025.

_____
Notary Public

My Commission Expires: _____

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 5-1-25

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 5/5/25

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 05/05/25.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

