Karen Johnson Davidson County
Batch# 1272844 DEEDWARR
05/14/2025 07:11:30 AM 3 pgs
Fees: $18.00 Taxes: $4,254.63
20250514-0037774

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250550827**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,149,900.00. Affiant Subscribed and sworn to before me, this 13th day of May, 2025. Notary Public My Commission Expires: 7/6/2026

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

WARRANTY DEED

Address New Owner: Barton Family Revocable Living Trust 2305 Eastland Avenue Unit D Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083 07 4H 004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **T & M Development, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barton Family Revocable Living Trust, dated May 17, 2024**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 4 of EASTLAND & RIVERSIDE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing EASTLAND & RIVERSIDE TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20220831-0098046, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to T & M Development LLC, a Tennessee limited liability company, by Quitclaim Deed from Mack Props, LLC, a Tennessee limited liability company, of record in Instrument No. 20220428-0049238, in the Register's Office of Davidson County, Tennessee, dated April 27, 2022, and recorded on April 28, 2022.

Being part of the same property conveyed to Mack Props, LLC, a Tennessee limited liability company, by General Warranty Deed from Haitian Ministry Theophile Church in Christ, Inc., a Georgia Corporation, of record in Instrument No. 20220125-0008826 and Scrivener's Affidavit recorded in Instrument No. 20220421-0046143, in the Register's Office of Davidson County, Tennessee, dated January 13, 2022, and recorded on January 25, 2022.

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 record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION OF LOT 1, PART ONE, HANELY SUBDIVISION (RIVERSIDE SUBDIVISION), as recorded in Instrument No. 20211223-0170113 and Plat Book 1424, Page 33.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HAITIAN MINISTRY THEOPHILE CHURCH PROPERTY (EASTLAND SUBDIVISION), as recorded in Instrument No. 20220110-0002790.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220831-0098046.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20230901-0068753 and Instrument No. 20240312-0016971.

Charter for Eastland & Riverside Townhomes Owners Association, Inc., recorded as Instrument No. 20220831-0098045.

This is improved property located at 2305 Eastland Avenue Unit D Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of May, 2025.

T & M Development, LLC.

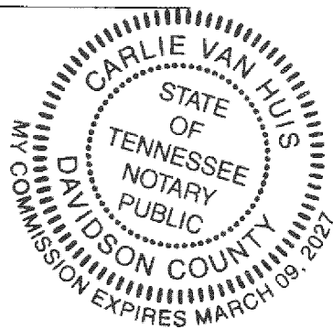
By: _____
Ryan Dieck, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent (or other officer authorized to execute the instrument) of T&M Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 13th day of May, 2025.

_____
Notary Public



Tennessee Certification of Electronic Document

I, Margaret Philpott 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 5/13/2025 (date of document).

Affiant Signature

5/13/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

