WARRANTY DEED

Karen Johnson
Batch # 1278339
05/28/2025 09 39 59 AM
Fees $13 00 Taxes $1,590 63

Davidson County
DEEDWARR
2 pgs

20250528-0041680

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900 00

Miguel Suarez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc , 217 Pineway Drive, Nashville, TN 37217

File No 25-0215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Miguel Suarez	~~New Owner~~ Guaranteed Rate, Inc.	Map 149-01-0B-090 00CO
(NAME) 425 Hampstead S	(NAME) 3940 N. Ravenswood Ave	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($429,900 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NASH HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MIGUEL SUAREZ,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No 249 on the Final P U D Plan, Sheet 2 of 3, Phase III, on the Plan of Piccadilly Square, as of record in Book 6250, pages 892-894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nash Homes LLC, a Tennessee Limited Liability Company, by deed from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20240718-0054219, dated July 17, 2024, Register's Office for said County.

This conveyance is made subject to (1) 2025 taxes, which have been prorated and assumed by the Grantees, (2) All matters appearing on the Plan of record in Plat Book 6250, Pages 892-894, said Register's Office, (3) Information Brochure of record in Book 6236, Page 726, amended in Book 6295, Page 596, Book 6295, Page 602 and Book 6300, Page 439, in the Register's Office for Davidson County, Tennessee, (4) Sanitary Sewer Easement of record in Book 6186, Page 238, Book 6251, Page 616, Book 6271, Page 187, Book 6331, Page 481, Book 6530, Page 823 and Book 7389, Page 189, in the Register's Office for Davidson County, Tennessee, (5) Power Line Easement of record in Book 6298, Page 491, in the Register's Office for Davidson County, Tennessee, (6) Water Main Easement of record in Book 7389, Page 213, in the Register's Office for Davidson County, Tennessee, (7) Articles of Incorporation of Charter for Homeowners Association of record in Book 6236, Page 703, amended in Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, Book 6300, Page 423 and Book 7288, Page 964, in the Register's Office for Davidson County, Tennessee, (8) Charter for Homeowners Association of record in Book 7288, Page 963, in the Register's Office for Davidson County, Tennessee, (9) Restriction of record in Book 6355, Page 322, in the Register's Office for Davidson County, Tennessee

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6236, Page 683, amended in Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book

6300, Page 409, Book 6306, Page 833, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, Book 6518, Page 190, Book 6830, Page 739, Book 6236, Page 708, amended in Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588 and Book 6300, Page 431, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 425 Hampstead S , Antioch, TN 37013
(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

Witness our hands this 23rd day of May, 2025

Nash Homes LLC
BY: _____
Michael Adly
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael Adly with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Member respectively of Nash Homes LLC the within named bargainer, and that he/she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 23rd day of May, 2025

My Commission Expires 11/2/26

_____
Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-NH-25-425