THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250551011**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is· $820,000.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2025 Notary Public My Commission Expires: 03-16-26

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1280611
06/02/2025 03 20 30 PM
Fees $13 00 Taxes $3,034 00

Davidson County
DEEDWARR
2 pgs

20250602-0043232

WARRANTY DEED

Address New Owner: Logan Hunter Yordanich and Madison Nicole Yordanich 539B Croley Dr Nashville TN 37209	Send Tax Bills To: Studio Brok 124 12th Ave S., Suite 400 Nashville, TN 37203	Tax Information: Tax Parcel ID No. 090-16-2A-002.00-CO

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, **Brock Love and Jordyn Love, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Logan Hunter Yordanich and Madison Nicole Yordanich, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Land referred to herein below is situated in the County of Davidson State of Tennessee, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designed as Unit B of Townhomes at 539 Croley Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 539 Croley Drive, a Horizontal Property Regime, of record in Instrument No. 20211013-0137436, 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 the same property conveyed to Brock Love and Jordyn Love, husband and wife by Warranty Deed from Double E Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230614-0045418 Register's Office for Davidson County, Tennessee, dated June 09, 2023 and recorded on June 14, 2023.

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 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 100, 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 Number 20211013-0137436, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20230502-0032476, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1358, Page 141 and Book 1509, Page 517, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 539B Croley Dr Nashville TN 37209

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, Grantors have executed this instrument on this 28th day of May, 2025.

Brock Love

Jordyn Love

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brock Love and Jordyn Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2025.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28, 2026

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BG-BMR-25-539B