Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1280724
06/03/2025 09 34 28 AM
Fees $13 00 Taxes $2,349 50

Davidson County
DEEDWARR
2 pgs

20250603-0043389

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct , Ste 125, Franklin, TN 37067

File No.: 2025-0718

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Nathan D Shewfelt and Michelle Shewfelt	Nathan D Shewfelt and Michelle Shewfelt	072-09-3O-002 00-CO
(NAME)	(NAME)	
903B McClurkan Ave	903B McClurkan Ave	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Nashville TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Thirty-Five Thousand And No/100 Dollars ($635,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PRECISION DEVELOPMENT, LLC, A TENNESSE LIMITED LIABILTY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHAN D. SHEWFELT AND MICHELLE SHEWFELT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, 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 903B, on the Plan of Ninehundredthree McClurkan Avenue, a Horizontal Property Regime with private elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No 20220519-0058358, 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 the same property conveyed to Precision Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Danny L Talley, unmarried of record in Instrument No 20220324-0033733 Register's Office for Davidson County, Tennessee, dated March 18, 2022 and recorded on March 24, 2022

Subject to: 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 records Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 903B McClurkan Ave , Nashville, TN 37206
(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 successors 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 2nd day of June, 2025

Precision Development, LLC, a Tennesse Limited Liabilty Company

BY. _____
Roberto Gutierrez
Authorized Agent

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson AC

Before me, of the state and county mentioned, personally appeared Roberto Gutierrez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent (or other officer authorized to execute the instrument) of Precision Development, LLC, a Tennesse Limited Liabilty Company, the within named bargainor, a limited liability company, and that such Authorized Agent as such Roberto Gutierrez, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Authorized Agent

Witness my hand and seal, at office in Davidson County, this 2nd day of June, 2025

_____
Notary Public

My Commission Expires 10-31-2027

(SEAL)

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY