RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-31064-25

Karen Johnson Davidson County
Batch# 1288611 DEEDWARR
06/23/2025 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20250623-0049179

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of June, 2025.

NOTARY PUBLIC

My commission expires: 3.20.28

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claire Yancey & John Rockett Yancey 516 B Snyder Avenue Nashville, TN 37209	First Community Mortgage 262 Robert Rose Drive Murfreesboro, TN 37129	091-10-0L-002-00 CO

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars ($665,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANDROMEDA SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CLAIRE YANCEY, AN UNMARRIED WOMAN AND JOHN ROCKETT YANCEY, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 2 of 516 Snyder Cottages, a Horizontal Property Regime with Private Elements, as shown by plan of record at Exhibit "B" of Declaration of Covenants, Conditions, and Restrictions of record in Instrument #20160316-0025041, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andromeda Solutions, LLC, a Tennessee limited liability company, from CORED, LLC, a Tennessee limited liability company, by Warranty Deed dated March 23, 2021 and recorded March 30, 2021 in Instrument #20210330-0041481, said Register's Office.

Being a portion of the same property conveyed to CORED, LLC from Astercor Group, LLC by Quitclaim Deed dated February 13, 2017 and recorded March 1, 2017 in Instrument #20170301-0020286, said Register's Office.

Being a portion of the same property conveyed to Astercor Group, LLC from Tungee Cox, unmarried, by Warranty Deed dated February 20, 2015 and recorded March 13, 2015 in Instrument #20150313-0021646, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 516 B Snyder Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 18 day of June, 2025

GRANTOR(S)

Andromeda Solutions, LLC, a Tennessee Limited Liability Company

By: _____
Kate Scarbrough, Sole and Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kate Scarbrough, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who upon her oath acknowledged herself to be the Sole and Managing Member of Andromeda Solutions, LLC, the within named bargainor and that as such Sole and Managing Member being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Kate Scarbrough as such Sole and Managing Member.

WITNESS my hand and seal, this the 18 day of June, 2025.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

_____
Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6/18/25.

Affiant Signature

6/23/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

202506230049179