WARRANTY DEED

Karen Johnson Davidson County
Batch# 1302795 DEEDWARR
07/28/2025 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20250728-0059234

Y-BR-25-544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 8.12.28

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bryce McMann, Aaron McMann and Stacy McMann	Fairway Independent Mtg	
(NAME)	(NAME)	**091-05-1C-052.00-CO**
544 Vernon Circle	PO Box 117298	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Carrollton, TX 75011	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSICA L SONQUIST, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRYCE MCMANN, A SINGLE PERSON, AND AARON MCMANN AND STACY MCMANN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 52, of Building B, on the Plan of 2 Aves, as shown on Exhibit E to the Declaration of Covenants, Conditions and Restrictions for 2 Aves, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180926-0095647, amended in Instrument No. 20190426-0038655, Register' s Office for Davidson County, TN, to which plan and reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jessica L. Sonquist by Warranty Deed from RDS Vernon and James, LLC a Tennessee limited liability company of record in Instrument No. 20191004-0101621 Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 04, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 191, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20180926-0095647 and amended in Instrument No. 20190426-0038655, Instrument No. 20190709-0066829 and Instrument No. 20200309-0026202, Instrument No. 202006040057612, Instrument No. 20200608-0058500, Instrument No. 20210319-0036483, Register's Office for Davidson County, Tennessee.
- Charter of 2 Aves Homeowners Association, Inc of record in Instrument Number 20180731-0074701, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9971, Page 802, and Book 9781, Page 323, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20060509-0053863, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180424-0038656, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20180727-0073366, in the Register's Office for Davidson County, Tennessee.
- Grant of Utility Line Easement to the Metropolitan Government of Nashville and Electric Davidson County, Acting by and Through the Electric Power Board of record in Instrument Number 20190514-0045334, in the Register's Office for Davidson County, Tennessee.
- Grant of Utility Line Easement to the Metropolitan Government of Nashville and Electric Davidson County, Acting by and Through the Electric Power Board of record in Instrument Number 20190514-0045335, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of record in Instrument Number 20210422-0054220, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **544 Vernon Circle, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 11th DAY OF JULY, 2025.

Jessica L Sonquist

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA L SONQUIST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of July, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

JILL BRANHAM
STATE OF TENNESSEE
NOTARY PUBLIC
My commission Expires on
03/16/2026
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 July 11, 2025.

Signature
July 11, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this July 11, 2025

Notary's Signature

My Commission Expires: 8·12·28

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY