WARRANTY DEED

Karen Johnson Davidson County
Batch# 1326130 DEEDWARR
09/23/2025 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $5,842.30
20250923-0076021

File #25-DW-3620-A

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,579,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF September, 2025.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Lassing and Genevieve Lassing		
(NAME)	(NAME)	
3620 A Mayflower Place	NEW OWNER	**118 13 0O 211.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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,

MAYFLOWER PLACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOHN LASSING AND GENEVIEVE LASSING, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of HOMES AT MAYFLOWER PLACE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT MAYFLOWER PLACE, a Horizontal Property Regime, of record in Instrument Number 20241031-0084450, 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 a part of the same property conveyed to Mayflower Place, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Jared Hill and Molly Kennedy, Husband and Wife, of record in Instrument No. 20240802-0058789, in the Register's Office of Davidson County, Tennessee, dated July 31, 2024, and recorded on August 02, 2024.

Being the same property conveyed to Jared Hill and Molly Kennedy Husband and Wife, by Warranty Deed from Jennifer Smythe, and Husband, Shannon Houchins, of record in Instrument No. 20131219-0128262, in the Register's Office of Davidson County, Tennessee, dated December 13, 2013, and recorded on December 19, 2013.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 118 13 0O 001.00
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GREEN ACRES SUBDIVISION, as recorded in Plat Book 1424, Page 21.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20241031-0084450.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20250514-0037998.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3620 A Mayflower Place, Nashville, TN 37204**.

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 22nd day of September, 2025.

Mayflower Place, LLC, a Tennessee Limited Liability Company

By: _____
Jim Terrell, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

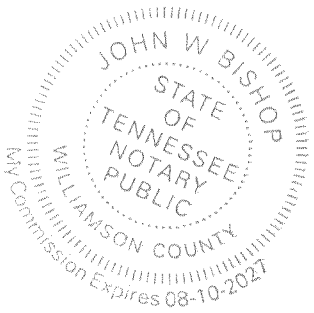
Before me, John W. Bishop of the state and county mentioned, personally appeared Jim Terrell, Sole Member of Mayflower Place, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Mayflower Place, LLC, the within named bargainor, a Limited Liability Company, and that such Jim Terrell, Sole Member of Mayflower Place, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Davidson County, Tennessee, this 22nd day of September, 2025.

_____
Notary Signature

Printed Name: _____

My commission expires: _____



True Copy Certification

I, **Denise Woods,** 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 this the 22 day of September, 2025.

Denise Woods
Affiant Signature
Date 9/22/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of September, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

