THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952348** Karen Johnson Davidson County Batch# 1330956 DEEDWARR 10/07/2025 07:54:30 AM 3 pgs Fees: $18.00 Taxes: $3,052.50 20251007-0079741	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $825,000.00 Affiant Subscribed and sworn to before me, this 3rd day of October, 2025. Notary Public My Commission Expires: 3-6-29

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information
705 Sills Development LLC 320 Seven Springs Way Ste 250 Brentwood TN 37027	New Owner	Tax Parcel ID No. 146 07 0 006.00

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, **Brian Scott Passons and Jillian Leigh Grow now known as Jillian Leigh Passons, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **705 Sills Development LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of CREIGHTON MEADOWS of record in Plat Book 2854, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Brian Scott Passons and wife, Jillian Leigh Passons, by Quitclaim Deed from Brian Scott Passons and Jillian Leigh Grow, of record in Instrument No. 20200416-0039897, in the Register's Office of Davidson County, Tennessee, dated April 09, 2020, and recorded on April 16, 2020.

Being the same property conveyed to Brian Scott Passons, unmarried and Jillian Leigh Grow, unmarried, by Warranty Deed from Mary S. Felts, of record in Instrument No. 20100204-0009136, in the Register's Office of Davidson County, Tennessee, dated January 28, 2010, and recorded on February 04, 2010. Jillian Leigh Grow, having since married and is now known as Jillian Leigh Passons.

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 and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CREIGHTON MEADOWS, as recorded in Plat Book 2854, Page(s) 48.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2908, Page 183.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7758, Page 733.

This is improved property located at 705 Sills Court Nashville TN 37220

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, Grantor has executed this instrument on this 3rd day of October, 2025.

Brian Scott Passons

Jillian Leigh Grow now known as Jillian Leigh Passons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Scott Passons and Jillian Leigh Grow now known as Jillian Leigh Passons, 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 3rd day of October, 2025.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Certificate of Authenticity

I, Nemorie White, 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 10/3/25.

Affiant Signature

10/3/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of October, 2025

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-25