Karen Johnson Davidson County
Batch # 1336279 DEEDWARR
10/21/2025 10 47 03 AM 2 pgs
Fees $13 00 Taxes $3,977 50
20251021-0083703

WARRANTY DEED

File No 2025-0539

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000 00

Affiant

Subscribed and sworn to before me on OCTOBER 20, 2025

NOTARY PUBLIC
MY COMMISSION EXPIRES My Commission Expires: May 20, 2028

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP - PARCEL NO
Eric Fadely and Tisra Hillary Fadely 618 S 14th St Nashville, TN 37206	Ascend Federal Credit Union P.O. Box 1210 Tullahoma, TN 37388	094-01-0-098 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ARK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ERIC FADELY AND TISRA HILLARY FADELY, HUSBAND AND WIFE**, hereinafter called **"GRANTEE,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 122, as shown on the Plan of Payne Blakemore and Cummings Addition to Nashville of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MELLON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (A/K/A MELLON PROPERTIES LLC) by deed from J & C REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated December 15, 2023 of record as Instrument No 20231222-0099001, Register's Office for Davidson County

Further, being the same property conveyed to ARK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from MELLON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (A/K/A MELLON PROPERTIES LLC), recorded April 23, 2025, as Instrument No. 20250423-0031180, Register's Office for Davidson County

The conveyance of the above-described parcel of land is subject to the following

1 The current year's property taxes have been prorated and paid or are assumed by Grantee, Subsequent taxes are assumed by the Grantee, including rollback taxes, if any
2 Easements, setback lines, and all other matters as set forth on the above plan of record
3 Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 618 S 14th St, Nashville, TN 37206

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on October 20, 2025

Grantor:

Ark Homes, LLC, a Tennessee limited liability company

BY: _____
Jeremy Price
Authorized Representative

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Jeremy Price, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Authorized Representative of ARK Homes, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Jeremy Price as Authorized Representative

Witness my hand, at office, this 20th day of October, 2025.

_____
Notary Public

My Commission Expires

My Commission expires _____
January 17, 2027

