WARRANTY DEED

Karen Johnson
Batch # 1340678
10/31/2025 09 50 24 AM
Fees $13 00 Taxes $2,035 00

Davidson County
DEEDWARR
2 pgs

20251031-0086735

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000 00

Affiant

Subscribed and sworn to me on Oct. 30, , 2025

NOTARY PUBLIC

My Commission Expires

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

ORTALEKELLEY LAW FIRM
A Professional Limited Liability Company

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry, Atty
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37360

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO·	MAP – PARCEL #
James P Damato Living Trust dated April 4, 2017 856 Seymour Avenue Nashville, TN 37206	NEW OWNER	082-08-0C-002 00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SP LAND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **James P. Damato, Trustee for the James P. Damato Living Trust dated April 4, 2017,** hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows.

Land in Davidson County, Tennessee, being Unit No 2 on the Plan of McFerrin Townhomes, A Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20181231-0126235, and First Amendment in Instrument No. 20251010-0081166, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to SP Land Development LLC by Warranty Deed from Ebert Investments, LLC, An Alabama limited Liability Company of record in Instrument No 20181030-0107306 Register's Office for Davidson County, Tennessee, dated August 20, 2018 and recorded on October 30, 2018

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

1 2025 Davidson County property taxes being paid by Grantor and prorated between the parties, and subsequent years property taxes and assessments

2 All matters shown on the Plan of record in Plat Book 843, Page 25, Register's Office for Davidson County, Tennessee

3 Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20181231-0126235 and Amended in Instrument No.20251010-0081166 , Register's Office for Davidson County, Tennessee

4. Bylaws of McFerrin Townhomes Owners Association, Inc. of record in Instrument Number 20181231-0126235, in the Register's Office for Davidson County, Tennessee. Bylaws begin on page 36 of said Instrument No 20181231-0126235, said Register's Office
5. Charter of McFerrin Townhomes Owners Association of record in Instrument Number 20181231-0126234, in the Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication for Public Right-of-Way of record in Instrument Number 20190319-0024801, in the Register's Office for Davidson County, Tennessee
7. Private Shared Sewer Line Letter of Responsibility of record in Instrument Number 20190503-0041320, in the Register's Office for Davidson County, Tennessee.
8 Subject to rights of others in and to the common areas and/or elements
9. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

BEING ☐ **unimproved** ☒ **improved property known as:**

856 Seymour Avenue, Nashville, TN 37206

(House Number) (Street) (City or Town) (State) (Zip)

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, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it 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 itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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 30th day of October, 2025

SP Land Development, LLC, a Tennessee limited liability company

BY: Quincy L. Salam, Member

Quincy L. Salam
Authorized Representative

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Quincy L. Salam with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the Authorized Representative of SP Land Development, LLC, a Tennessee limited liability company, the within named bargainor, and that she as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of SP Land Development, LLC, a Tennessee limited liability company, by herself in her capacity as said Authorized Representative.

Witness my hand and official seal, this 30th day of October, 2025.

April N. Bradley
NOTARY PUBLIC

My Commission Expires: 3-25-2029

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203