WARRANTY DEED

Karen Johnson Davidson County
Batch# 1418627 DEEDWARR
05/11/2026 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20260511-0042112

File #26-TC-0525-O

(SEAL)
ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF May, 2026.

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)
Michel Maxime Guerrier and Candice Hodges	**Same As New Owner**	
(NAME)	(NAME)	**091-13-2V-002-00**
525A Croley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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,

WEST BEND, 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

MICHEL MAXIME GUERRIER AND CANDICE HODGES, 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 No. A of HOMES AT 518 & 520 WEST BEND DRIVE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 518 & 520 WEST BEND DRIVE, a Horizontal Property Regime, of record in Instrument No. 20220427-0048404 as amended in Instrument No. 20220602-0063671; Instrument No. 20221102-0118184; Instrument No. 20240124-0004706; and Instrument No. 20260210-0010272, 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 part of the same property conveyed to West Bend LLC, A Tennessee Limited Liability Company, by Warranty Deed from Monarch Properties TN LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20211124-0156034 in the Register's Office of Davidson County, Tennessee, dated November 10, 2021, and recorded on November 24, 2021.

This conveyance is subject to:
* Property Taxes for the year 2026 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.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CROLYWOOD SUBDIVISION SECTION II, as recorded in Plat Book 1130, Page(s) 100 .
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220427-0048404; amended at Instrument Nos. 20220602-0063671, 20221102-0118184 and 20240124-0004706.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20260123-0005703.
* Amendment No. 4 to DCCR's of record in Instrument No. 20260210-0010272.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 525A Croley Drive, Nashville, TN 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 8th day of May, 2026.

West Bend, LLC, a Tennessee Limited Liability Company

By: _____
Andrew Eshelman, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

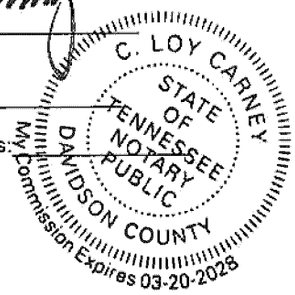
Before me, C. Loy Carney of the state and county mentioned, personally appeared Andrew Eshelman, Member of West Bend, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of West Bend, LLC, the within named bargainor, a Limited Liability Company, and that such Andrew Eshelman, Member of West Bend, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville this 8th day of May, 2026.

_____
Notary Signature

Printed Name: _____

My commission expires: _____



Certificate of Authenticity

I, Christian Reynolds, 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 **May 8, 2026**.

Date

Affiant Signature

May 8, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **8th** day of **May**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)