Karen Johnson Davidson County
Batch# 1467978 DEEDWARR
09/03/2026 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $11,100.00
20260903-0082011

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,999,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joys Ride, LLC	NEW OWNER	
(NAME) 1609 Shackleford Rd #B	(NAME)	131 03 2P 002.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SM DEVELOPMENT, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOYS RIDE, LLC,** HEREINAFTER CALLED THE GRANTEES, ITS HEIRS, SUCCESSORS AND ASSIGNS, A 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. B of HOMES AT 1609 SHACKLEFORD ROAD, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 1609 SHACKLEFORD ROAD, a Horizontal Property Regime, of record in Instrument No. 20240903-0067339, 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 the same property conveyed to SM Development, GP, by Quitclaim Deed from Shawn Meehan, of record in Instrument No. 20250429-0032849, in the Register's Office of Davidson County, Tennessee, dated April 28, 2025 and recorded on April 29, 2025.

Being the same property conveyed to Shawn Meehan, by Quitclaim Deed from SM Development, GP, of record in Instrument No. 20241209-0095463, in the Register's Office of Davidson County, Tennessee, dated December 06, 2024 and recorded on December 09, 2024.

Being the same property conveyed to SM Development, GP, by Quitclaim Deed from Springdale Development, LLC, of record in Instrument No. 20241203-0093964, in the Register's Office of Davidson County, Tennessee, dated December 03, 2024 and recorded on December 03, 2024.

Being part of the same property conveyed to Springdale Development, LLC, a Tennessee limited liability company and SM Development GP, by Warranty Deed from Ashton Marshall Puffer, Trustee of the Wilma Howell Boylin Revocable Trust, of record in Instrument No. 20240401-0022275, in the Register's Office of Davidson County, Tennessee, dated March 28, 2024 and recorded on April 01, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1609 Shackleford Rd #B, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 31st day of August, 2024

SM DEVELOPMENT, GP,
A TENNESSEE GENERAL PARTNERSHIP

BY: Shawn Meehan
SHAWN MEEHAN, PARTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Shawn Meehan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Partner of SM Development, GP, a Tennessee General Partnership the within named bargainor, a Tennessee General Partnership and that he as such Partner executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Partner.

Witness my hand and official seal this 31st day of August, 2024.

C. DYLAN POTTER
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 10-22-2028

Commission expires:

Notary Public

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 August 31, 2026

Affiant Signature

August 31, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 31 day of August, 2026.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY