WARRANTY DEED

Karen Johnson
Batch # 1472357
09/14/2026 12:59:03 PM
Fees: $13.00 Taxes: $2,364.30

Davidson County
DEEDWARR
2 pgs

20260914-0085175

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF St. Johns

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $639,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 11-7-27
(AFFIX SEAL)

NANCY W. SCHRECONGOST
Notary Public - State of Florida
Commission # HH 441671
My Comm. Expires Nov 7, 2027
Bonded through National Notary Assn.

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ellen Jane Ndeto Taylor	NEW OWNER	091 13 0S 002.00
(NAME)	(NAME)	
524B E Bend Dr	524B E Bend Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **East Bend LLC, a Florida limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ellen Jane Ndeto Taylor, a married woman**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. B, as established by Declaration of Covenants, Conditions and Restrictions for 524 EAST BEND DRIVE TOWNHOMES, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160829-0090009 and being shown on Plat attached thereto as Exhibit "C", 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 the same property conveyed to East Bend LLC, by Quit Claim Deed from Arthur White, of record in Instrument No. 20231114-0088580, in the Register's Office of Davidson County, Tennessee, dated October 5, 2023 and recorded on November 14, 2023.

Being the same property conveyed to Arthur K. White, a married man, by Warranty Deed from Kyle Schulz Costello and Kristen Nicole Mitchell-Dick, husband and wife, of record in Instrument No. 20230627-0048747, in the Register's Office of Davidson County, Tennessee, dated June 19, 2023 and recorded on June 27, 2023.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
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. 20160829-0090009.
Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 1429, Page 76.
Charter for 524 East Bend Drive Townhomes Homeowners' Association, Inc. recorded as Instrument No. 20160906-0093143.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 524B E Bend Dr, Nashville, TN 37209
(House No.) (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 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 successors 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.

Effective the 9th day of September, 2026.

East Bend LLC, a Florida limited liability company

BY: _____
Arthur K White
Authorized Agent

STATE OF FLORIDA

COUNTY OF St. Johns

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Arthur K White, with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Authorized Agent (or other officer authorized to execute the instrument) of East Bend LLC, the within named bargainor, a Florida limited liability company, and that as such Member executed the foregoing instrument for the purposees therein contained, by signing the name of the limited liability company by himself as a Member.

Witness my hand and seal, at office, this 9th day of September, 2026.

_____
Notary Public

Printed Name: the undersigned Nancy W. Schrecongost

My Commission Expires: 11.7.27

RETURN TO:
~~Phoenix Title Services, LLC~~
~~121 1st Avenue South, Suite 200~~
~~Franklin, TN 37064~~
Noteworthy Title
4235 Hillsboro Pike
Nashville, TN 37215

NANCY W. SCHRECONGOST
Notary Public - State of Florida
Commission # HH 441671
My Comm. Expires Nov 7, 2027
Bonded through National Notary Assn.