WARRANTY DEED

Karen Johnson Davidson County
Batch# 695563 DEEDWARR
08/11/2021 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $878.75
20210811-0108493

B-VRES-21-308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 9.2.2024 (AFFIX SEAL)

KRISTIN DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TDG Properties, LLC, a Tennessee Limited Liability Company	Same As New Owner	
1371 Rozella Way (NAME) ~~308 Doe Ridge Ct~~	(NAME)	122-01-0A-395.00-CO
Gallatin, TN 37066 (ADDRESS) ~~Nashville, TN 37214~~	(ADDRESS)	
(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, **FRANCIS JACOB PILECKI, JR. AND VIKKI LYNN PILECKI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TDG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Land in Davidson County, Tennessee being Unit No. 61 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase IX, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Francis Jacob Pileck,i Jr. and Vikki Lynn Pilecki, husband and wife by Warranty deed from Irwing James Antweiler and Linda J. Antweiler, husband and wife of record in Instrument No. 20200625-0068615 Register's Office for Davidson County, Tennessee, dated June 23, 2020 and recorded on June 25, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Matters shown on the PUD Boundary Plat recorded in Book 11700, Page 66, Register's Office for Davidson County, Tennessee.
- Matters shown on the Plat of Woodland Point, Phase I of record in Instrument Number 20000713-0069314, in the Register's Office for Davidson County, Tennessee.
- Master Declaration of Restrictive Covenants for Woodland Point of record in Instrument Number 20000607-0056981, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20001011-0101044, amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575 and amended in Instrument No. 20020904-0107261, Register's Office for Davidson County, Tennessee.
- Charter of Woodland Point Master Association, Inc. of record in Instrument Number 20020222-0022863, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Woodland Pointe Master Association, Inc. of record in Instrument Number 20080104-0001237,

amended in Instrument No. 20080521-0052236 and Instrument Number 20120518-0043315, in the Register's Office for Davidson County, Tennessee.
• Easement to Metropolitan Government of Nashville and Davidson County of record in Book 8332, Page 982, in the Register's Office for Davidson County, Tennessee.
• Landscape Agreement of record in Instrument Number 20000612-0058346, in the Register's Office for Davidson County, Tennessee.
• Warranty Deed to Woodland Point Homeowner's Association, Inc., conveying the common area of record in Instrument Number 20001205-0119722, in the Register's Office for Davidson County, Tennessee.
• Charter of Woodland Point Townhouse Corporation of record in Instrument Number 20001013-0102000, in the Register's Office for Davidson County, Tennessee.
• Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20000419-0039023, in the Register's Office for Davidson County, Tennessee.
• Right of Way Easement of record in Book 8332, Page 982, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **308 Doe Ridge Ct, Nashville, Tennessee 37214**.

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 9th DAY OF AUGUST, 2021.

Francis Jacob Pilecki, Jr.

Francis Jacob Pilecki, Jr.

Vikki Lynn Pilecki

Vikki Lynn Pilecki

STATE OF Mississippi

COUNTY OF Leflore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCIS JACOB PILECKI, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9 of August, 2021.

Dana Minga Smith

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF MISSISSIPPI
DANA MINGA SMITH
ID No
124218
NOTARY PUBLIC
Comm Expires
June 3, 2022
CARROLL COUNTY

STATE OF Mississippi

COUNTY OF Leflore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIKKI LYNN PILECKI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9 of August, 2021.

Dana Minga Smith

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF MISSISSIPPI
DANA MINGA SMITH
ID No
124218
NOTARY PUBLIC
Comm Expires
June 3, 2022
CARROLL COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 8/9/2021 (date of document).

Affiant Signature

8/9/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 9 day of August, 2021.

Notary Signature

My Commission Expires: 9.2.2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON