THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937428**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $457,085.00. Affiant Subscribed and sworn to before me, this 7th day of April, 2022. Notary Public My Commission Expires: 7/22/25

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

Karen Johnson Davidson County
Batch# 843543 DEEDWARR
04/21/2022 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,691.21
20220421-0046294

WARRANTY DEED

Address New Owner: Gregory F. Keehn and Susan J. Grossenbach 2101 Dabbs Avenue Unit 10 Old Hickory TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 053-08-1A-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Villas at Blue Turtle Bay, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory F. Keehn and Susan J. Grossenbach, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1 on the plan of The Villas At Blue Turtle Bay Townhome Association, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of The Villas At Blue Turtle Bay Townhome Association, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180627-0062027, amended in Instrument No. 20200805-0086574, Instrument No. 20210305-0028847, and Instrument No. 20210311-0032306, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to LUCCA PROPERTIES, LLC. by deed from LAKE SHORE MANAGEMENT LLC, of record in Instrument No. 20031217-0180168, dated December 11, 2003, said Register's Office.

Being the same property conveyed to THE VILLAS AT BLUE TURTLE BAY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LUCCA PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200731-0 0 846 07 , dated July 30, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 053-08-1A-001.00 CO.

Rights of others in and to party walls.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180627-0062027, amended in Instrument No. 20200805-0086574 in Instrument No. 20210305-0028847, and in Instrument No. 20210311-0032306, and Assignment of Rights of record in Instrument No. 20200731-0084618, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20180503-0042425, said Register's Office.

This is improved property located at 2101 Dabbs Avenue Unit 10 Old Hickory TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of April, 2022.

The Villas at Blue Turtle Bay, LLC

By: Ryan Dieck, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent (or other officer authorized to execute the instrument) of The Villas at Blue Turtle Bay, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand, at office, this 7th day of April, 2022.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 4/7/22 [DATE].

Devin Park

AFFIANT SIGNATURE

4/7/22

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 7 day of April, 2022.

Caitlin Turner

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

