Karen Johnson Davidson County
Batch# 1016675 DEEDWARR
06/20/2023 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,182.63
20230620-0046668

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 230444369** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $589,900.00.<br>Caitlyn Ranson<br>Affiant<br><br>Subscribed and sworn to before me, this 20th day of June, 2023.<br><br>Notary Public<br>My Commission Expires: 3/3/26 |

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Caitlyn Ranson<br>206 Ben Allen Road #3<br>Nashville TN 37207 | Send Tax Bills To:<br>**Movement Mortgage, LLC**<br>**8024 Calvin Hall Road**<br>**Fort Mill, SC 29707** | Tax Information:<br>Tax Parcel ID No.<br>060-08-0B-003.00-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, **Greentree Capital, LLC, a Kentucky Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caitlyn Ranson, a single woman** ("Grantee"), her 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. 3, on the Plan of Townhomes at Bentley Ridge, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Townhomes at Bentley Ridge, of record in Instrument No. 20200306-0025413, as amended in Instrument No. 20230406-0025246 and Instrument No. 20230503-0032699 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 a portion of the same property conveyed to Greentree Capital LLC by Warranty deed from Bentley Ridge, General partnership of record in Instrument No. 20210405-0043709 Register's Office for Davidson County, Tennessee, dated April 02, 2021 and recorded on April 05, 2021.

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.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 21, 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 20200306-0025413 and amended in Instrument No. 20230406-0025246, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Agreement for Dedication of Public Right of way of record in Instrument Number 20200312-0027532, in the Register's Office for Davidson County, Tennessee.

Declaration for Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200505-0046922, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 206 Ben Allen Road #3 Nashville TN 37207

**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 warrants this instrument is effective on the 20th day of June, 2023.

Greentree Capital, LLC

BY: _____
Mike Baas, Assistant Managing Member

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mike Baas, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Assistant Managing Member of Greentree Capital, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Assistant Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Managing Member.

Witness my hand, at office, this 16th day of June, 2023.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 June 20, 2023.

Tori Cole
Affiant Signature

Date: 6/20/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this June 20, 2023.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

