WARRANTY DEED

Karen Johnson Davidson County
Batch# 1037256 DEEDWARR
08/11/2023 10 38 10 AM 2 pgs
Fees $13 00 Taxes $611 68

20230811-0062386

LR-BB-23-114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,320 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

DANA DILLWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Bluebird Properties LLC	**New Owner**	
(NAME)	(NAME)	**043020A11400CO**
9005 Overlook Blvd		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **STEVEN RYAN GROVE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLUEBIRD 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, Unit 114, Building C, on the Plan of Cedarwood Courtyard Homes of record in Plat Book 5200, Page 60 and 61 with Certification of Plat recorded in Book 5497, 800, 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 Steven D Grove, unmarried by Warranty deed from Debora J Thurston, now being Debora J Zemenick of record in Book 9772, page 795, Register's Office for Davidson County, Tennessee, dated August 22, 1995 and recorded on August 25, 1995

Steven Dale Grove died intestate June 4, 2023, his estate being administered through Davidson County Probate Court, Docket No 23P1138 His interest in the property vested at death to his surviving heir at law Steven Ryan Grove as evidenced by Affidavit of Heirship in Instument No 20230811-0062384 and Instument No 20230811-0062385, Register's Office for Davidson County

This conveyance is subject to
• Taxes for the year 2023
• Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 60 and 61, clarification in Book 5497, page 800, Register's Office for Davidson County, Tennessee
• Subject to all matters shown on the Plan of record in Plat Book 5200, Page 590, 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 Book 5302, Page 546, Book 5495, Page 661, Book 5669, Page 132, Book 6053, Page 422, Book 6119, Page 402, Book 6216, Page 434, Book 6216, Page 434, Book 6707, page 216, Book 9010, page 503; Book 9010, page 505 and Instrument No 20070802-0092060, Register's Office for Davidson County, Tennessee
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq , of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of ~~Ceadrwood~~ Cedarwood Condominiums of record in Book 5707, Page 121, and as amended in Book 5776, page 741, Register's Office for Davidson County, Tennessee
• By-Laws of Cedarwood Courtyard Homes Homeowners Association, Inc of record in Book 5307, Page 231, amended in Instrument No 20070802-0092059, Instrument No 20120921-0085950 and Instrument No

20140505-0037855, in the Register's Office for Davidson County, Tennessee
- Charter of Cedarwood Courtwood Homes Homeowner's Association of record in Book 5307, Page 226, in the Register's Office for Davidson County, Tennessee
- QuitClaim Deed for common areas to Cedarwood Courtwood Homes Homeowner's Association of record in Book 6216, page 432, and Book 6053, page 425, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement of record in Instrument Number 20110325-0023033, 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: **114 Cedarwood Lane, Madison, Tennessee 37115**

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 4th DAY OF AUGUST, 2023.

Steven Ryan Grove

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN RYAN GROVE, 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 4th of August, 2023.

Notary Public
My Commission Expires:
(SEAL)

OGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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