WARRANTY DEED

Karen Johnson Davidson County
Batch# 1060019 DEEDWARR
10/12/2023 12 37 15 PM 3 pgs
Fees. $18 00 Taxes $1,173 83
20231012-0080031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,250 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC 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)
Southeast Solutions LLC	**New Owner**	
(NAME)	(NAME)	**128-12-0A-045.00-CO**
204 Point East Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **ALEXIS CADRECHE AND WIFE, ASHLEY CADRECHE AND ATILIO OMAR CADRECHE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SOUTHEAST SOLUTIONS 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 45, Building No 9, on the Plan of Section 9, Phase 1A, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Law, of record in Instrument No 20011011-0110875, as amended in Supplement and Amendment No. 4 to the Master Deed of Eagle Ridge at the Reserve of record in Instrument No 20020313-0031652, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit

Being the same property conveyed to Alex Cadreche and wife, Ashley Cadreche, and Atilio Omar Cadreche, married by Warranty deed from Eagle Ridge at The Reserve, LLC, a Tennessee Limited Liability Co of record in Instrument No. 20030123-0009795 Register's Office for Davidson County, Tennessee, dated December 31, 2002 and recorded on January 23, 2003.

Subject property is not the primary residence for the the Grantor(s) and/or the Grantor's spouse

This conveyance is subject to·

- Taxes for the year 2023, a lien now due and payable
- Subject to all matters shown on the Plan of record in Plat Book 7900, Pages 896 through 898 inclusive, and Instrument Number 20010201-0009806, 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 Eagle Ridge at the Reserve of record in Instrument Number 20011011-0110875, Instrument No. 20010116-0004521, as corrected by Scrivener's Affidavit of record in Instrument No 20051129-0143344, and Supplemented and Amended by Supplement and Amendment No 4, to the Master Deed Instrument No 20020313-0031652, Register's Office for Davidson County, Tennessee
- Charter for Eagle Ridge at the Reserve HOA of record in Instrument Number 20010112-0003836, amended in Instrument Number 20010112-0003839, in the Register's Office for Davidson County, Tennessee

- Resolution of all members of Eagle Ridge at the Reserve, LLC of record in Instrument Number 20010720-0077384, in the Register's Office for Davidson County, Tennessee
- Storm water detention agreement of record in Instrument Number 20001103-0109348, in the Register's Office for Davidson County, Tennessee
- Option Agreements of record in Book 5074, Page 856 and Book 9600, page 924, in the Register's Office for Davidson County, Tennessee Conditional release of record as Instrument Number 20000831-0086324, Register's Office for Davidson County, Tennessee

- Easement Agreement of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee
- Drainage easement of record in Book 7861, Page 559, in the Register's Office for Davidson County, Tennessee
- Drainage facility easement of record in Book 8083, Page 534, in the Register's Office for Davidson County, Tennessee
- Grant of Easement of record in Instrument Number 20140924-0087653 and Instrument No 20180611-0055669, 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 **320 Old Hickory Blvd Unit #911, Nashville, Tennessee 37221**

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 5 DAY OF OCTOBER, 2023

Alexis Cadreche

Alexis Cadreche

Ashley Cadreche

Ashley Cadreche

Atilio Omar Cadreche By: Alexis Cadreche, Attorney in Fact

Atilio Omar Cadreche
By Alexis Cadreche, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXIS CADRECHE, 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 5th of October, 2023

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY CADRECHE, 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 5th of October, 2023

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXIS CADRECHE, 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, and who has further acknowledged that she is the Attorney in Fact for ATILIO OMAR CADRECHE, and is authorized by ATILIO OMAR CADRECHE to execute this instrument on his/her behalf, Pursuant to Power of Attorney of Record in Instrument No 20231017-0086030, Register's Office for Davidson County, Tennessee

Witness my hand and official seal, this the 5th of October, 2023

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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