WARRANTY DEED

Karen Johnson Davidson County
Batch# 1084887 DEEDWARR
12/21/2023 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $7,770.00
20231221-0098520

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 935 E. Trinity Lane, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Courtland Real and Stefanie Colletier	Same as Owner	Parcel ID: 118-10-0-068.00
(NAME)	(NAME)	
3415 Springbrook Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Springdale Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Courtland Real and Stefanie Colletier,a married couple,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Part of the O.F. Noel Estate Pleasant Valley, as shown on Plat of record in Plat Book 1424, Page 63, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jackie Ferrell Knight, an unmarried man and Ashley Rebekah Laws, an unmarried woman from Zachary D. Davis and Amanda N. Davis, husband and wife by Warranty Deed dated June 17, 2019 and recorded on June 19, 2019 in Instrument No. 20190619-0059237, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jackie Ferrell Knight and Ashley Laws Knight, husband and wife from Jackie Ferrell Knight, an unmarried man, and Ashley Rebekah Laws, an unmarried woman by Quitclaim Deed dated February 25, 2021 and recorded on March 4, 2021 in Instrument No. 20210304-0028588, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Shawn Meehan, married from Jackie Ferrell Knight and Ashley Laws Knight, husband and wife by Warranty Deed dated March 10, 2022 and recorded on March 15, 2022 in Instrument No. 20220315-0029753, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Springdale Development, LLC, a Tennessee Limited Liability Company from Shawn Meehan, married by Warranty Deed dated November 16, 2022 and recorded on November 18, 2022 in Instrument No. 20221118-0122638, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3415 Springbrook Dr., Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 20th day of December 2023

Springdale Development, LLC, a Tennessee Limited Liability Company

BY: _____
Alicia Allen Buerger, Authorized Agent

STATE OF

COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alicia Allen-Buerger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the authorized agent, and is authorized to execute the instrument on behalf of Springdale Development LLC, the within named bargainor, and that she as such authorized agent executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by herself as authorized agent.

Witness my hand and official seal, this the 20th day of December, 2023.

M. L Schodroski
Notary Public

My Commission Expires: 3/3/2026

(SEAL)

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

True Copy Certification

I, **Pam Autry,** 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 this the 20th day of December, 2023.

Affiant Signature

Date 12/20/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

