WARRANTY DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

BS-P-23-114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,400.00.

Brandon A. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF DECEMBER, 2023.

Connie L Timbs
Notary Public

MY COMMISSION EXPIRES: 1-30-2027
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE CONNIE L. TIMBS WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson
Batch # 1087824
01/03/2024 09:21:07 AM
Fees: $13.00 Taxes: $878.38

Davidson County
DEEDWARR
2 pgs

20240103-0000498

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Brandon A. Harris	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	**043-02-0A-114.00-CO**
114 Cedarwood Lane	**3940 N. Ravenswood Ave**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Chicago, IL 60613**	
(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, **BLUEBIRD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON A. HARRIS, AN UNMARRIED MAN,** 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, Page 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.

Said Steven Dale Grove died intestate June 4, 2023, his estate being administered through Davidson County Probate Court, Docket No. 23P1138.

Being the same property conveyed to Bluebird Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Steven Ryan Grove of record in Instrument No. 20230811-0062386 Register's Office for Davidson County, Tennessee, dated August 04, 2023 and recorded on August 11, 2023.

This conveyance is subject to:
• Taxes for the year 2024
• 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 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 29 DAY OF DECEMBER, 2023.

Bluebird Properties, LLC

BY: _____
Rachel V. Harding
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL V. HARDING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of BLUEBIRD PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of December, 2023.

_____
Notary Public
My Commission Expires: 5-5-25
(SEAL)



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