Karen Johnson Davidson County Batch# 1109471 DEEDWARR 03/11/2024 09:39:30 AM 3 pgs Fees: $18.00 Taxes: $2,220.00 20240311-0016576	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $600,000.00. Affiant Subscribed and sworn to before me, this 8th day of March, 2024. Notary Public My commission expires: 4/23/2026
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

Crystal Johnson State of Tennessee Notary Public Sumner County

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kaitlyn M. Walker	Kaitlyn M. Walker	147-10-0-041.00
5046 Suter Drive	5046 Suter Drive	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Restoration Dream Homes, LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kaitlyn M. Walker, unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 286 on the Plan of Section Five, Caldwell Country Estates, of record in Plat Book 3300, Page 16, in the Register's Office for said County.

Said Lot No. 286 fronts 88.7 feet on the Easterly side of Suter Drive and runs back 135.1 feet on the Northerly line and 141.45 feet on the Southerly line to rear line on which it measures 95.0 feet.

Being the same property conveyed to Restoration Dream Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from William Francis Forbes, Jr and wife, Nancy Gibson Forbes of record in Instrument No. 20230929-0076708 Register's Office for Davidson County, Tennessee, dated September 28, 2023 and recorded on September 29, 2023.

This is improved property known as **5046 Suter Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of March, 2024.

Restoration Dream Homes, ~~LLC~~

Ronald Adam Davidson – Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Ronald Adam Davidson, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Member (or other officer authorized to execute the instrument) of Restoration Dream Homes, L.L.C., the within named bargainor, a Tennessee limited liability company, and that Ronald Adam Davidson as such Authorized Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Member.

Witness my hand and official seal this 8th day of March, 2024.

Notary Public
My Commission Expires: 03/16/2025

LTC File No. 24-000412-626

KEITH A. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SP 11/2015

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 3/8/2024 (date of document).

Affiant Signature

3/11/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 11 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County