Karen Johnson
Batch # 1121565
04/11/2024 08:18:05 AM
Fees: $13.00 Taxes: $1,665.00
Davidson County
DEEDWARR
2 pgs
20240411-0025621

WARRANTY DEED

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION [illegible] GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kirtley Whittington	Same as new owner	090-16-0-136.00
(NAME)	(NAME)	
409A Theresa Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Reliable Property Solutions LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kirtley Whittington,** HEREINAFTER CALLED THE GRANTEE, HIS 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 all of Units A and B, as established by Declaration of Covenants, Conditions and Restrictions for FiveThirty Starliner Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20231205-0093752, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit 'B', to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of FiveThirty Starliner Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the Plat filed as Exhibit 'B' to said Declaration appearing in instrument No. 20231205-0093752, and Bylaws appended thereto as Exhibit C, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete description of said units.

Being the same property conveyed to Reliable Property Solutions, LLC, a Tennessee limited liability company, by Warranty Deed from Richard L. Arrington and wife, Mary Heday Arrington, dated July 25, 2022, of record in Instrument No. 20220726-0085227, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 530 Starliner Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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.

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing in the Declaration of Covenants, Conditions and Restrictions, Plat, Bylaws, and all exhibits thereto, of record in Instrument No. 20231205-0093752; All matters appearing on the Plan of record in Book 2900, pages 142 and 143; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 8th day of April 2024.

Reliable Property Solutions LLC, a Tennessee limited liability company

By: Craig Morgan Dowling, Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Craig Morgan Dowling with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Sole Member of Reliable Property Solutions LLC and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member.

WITNESS my hand and official at Franklin, Tennessee, seal this 8th day of April, 2024.

Notary Public
My Commission Expires: _____

File No.: 37616

