WARRANTY DEED

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,206,240.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 4-19-2027

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1124928 DEEDWARR
04/19/2024 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $4,463.09
20240419-0028211

THIS INSTRUMENT WAS PREPARED BY
Stewart Title - Homeland Division
2822 Bransford Ave, Nashville, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimberly A. Kollwelter Living Trust	Kimberly A. Kollwelter Living Trust	087-10-0A-201.00
(NAME)	(NAME)	
341 Bournemouth Lane	341 Bournemouth Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Grandview Custom Homes LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kimberly A. Kollwelter, Trustee of the Kimberly A. Kollwelter Living Trust, dated June 29, 2023**, hereinafter called the GRANTEE(S), his/her/their 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 Nos. 201, on the plan of FINAL PLAT THE RESERVE AT AARONS CRESS A CLUSTER LOT DEVELOPMENT PHASE 2 SECTION 1, as shown on plat of record in Instrument 20200828-0097746, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to The Lux Development Group, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from The Wise Group, Inc., a Tennessee corporation, dated 09/25/2018, of record in Instrument No. 20180928-0096540, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grandview Custom Homes, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from The Lux Development Group, LLC, a Tennessee Limited Liability Company, dated 11/17/2022, of record in Instrument No. 20221222-0132098, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 341 Bournemouth Lane, Hermitage, TN 37076
(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(S), his/her/their 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), his/her/their 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.

Effective the 18th day of April, 2024.

Grandview Custom Homes, LLC

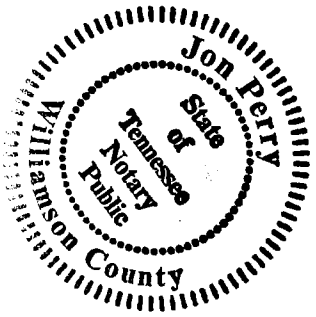
By: _____
Steve Bone, Authorized Agent

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Steve Bone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Authorized Agent of Grandview Custom Homes, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Steve Bone, as such Authorized Agent.

Witness my hand and Official seal this 18th day of April, 2024.

_____
Notary Public:
My Commission Expires: 9-21-27



RETURN TO:
Stewart Title - Homeland Division
2822 Bransford Ave
Nashville, TN 37204

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 4-18-2024.

Affiant Signature

4-19-2024
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 19 day of April, 2024.

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(SEAL)

Notary Public

My Commission Expires: 4-19-2027

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