Name and Address of New Owner:
2717 Pine Ridge Title Holding Trust
39 Halsey Drive
Old Greenwich, CT 06870

Send Tax Statements To:
2717 Pine Ridge Title Holding Trust
39 Halsey Drive
Old Greenwich, CT 06870

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24030463

Map and Parcel: 060 11 0A 038.00

Karen Johnson Davidson County
Batch# 1126986 DEEDWARR
04/25/2024 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20240425-0029981

WARRANTY DEED

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, **Renee Nichols, unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **2717 Pine Ridge Title Holding Trust**, hereinafter called the GRANTEE, its successors 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. 63 on the plan of Final Plat, Section Four, Pine Ridge, of record in Plat Book 9700, page 178, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Renee Nichols by Warranty Deed filed for record on August 16, 2018 in Instrument No. 20180816-0081393, in the Register's Office of Rutherford County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Pine Ridge of record in Book 7108, page 1, and Book 10886, page 791 and as amended in Instrument No. 20000307-0023333; All matters as set forth per plat of record in Book 9700, page 178; Affidavit of Affixation (Manufactured Home) of record in Instrument No. 20180731-0074697; HOA Charter of record in Book 7903, page 352 and Instrument No. 20050419-0043618; Deed of Conveyance of record in Book 8006, page 946 and Book 8006, pad 926; Bylaws as set forth on Exhibit "B" in Declaration of Covenants, Conditions and Restrictions for Pine Ridge Subdivision of record in Book 7108, page 1; all of said Register's Office.

This conveyance is further 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, and (5) other matters of public record.

This is improved property known as: 2717 Pine Ridge Drive, Nashville, TN 37207

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 24th day of April, 2024.

Renee Nichols

State of Tennessee

County of Rutherford

Personally appeared before me, Renee Nichols with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

ANGELA MURPHY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Witness my hand and seal this 24th of April, 2024.

Notary Public
My Commission Expires: 4/19/26

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00.

Affiant Signature

BRIDGETTE N SLOVER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 24th day of April, 2024.

Notary Public
My Commission Expires: 3/15/2025

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 4/24/24 (date of document).

Affiant Signature

4/25/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th day of April, 2024.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025