THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347180**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $749,000.00 Affiant Subscribed and sworn to before me, this 29th day of April, 2024. Notary Public My Commission Expires: 2/7/27

Karen Johnson Davidson County
Batch# 1128728 DEEDWARR
04/29/2024 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,771.30
20240429-0031070

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
April Gwynn Pierce 706 Wilsonwood Place, Unit A Nashville TN 37206	~~New Owner~~ United Wholesale Mortgage 585 South Blvd E Pontiac, MI 48341	Tax Parcel ID No. 083-07-3E-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dodd Development Group, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **April Gwynn Pierce, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A" on the plan of 706 Wilsonwood Place Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 706 Wilsonwood Place Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20221028-0117005, Register's Office for Davidson County, Tennessee . to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to DODD DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from WILLIAM C. KURZ, of record in Instrument No. 20220705-0077342, dated June 29, 2022, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 083-07-3E-001.00 CO.

Matters shown on the Plan of record in Plat Book 1424, page 74, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20221028-0117005, said Register's Office.

Declaration of Restrictive Covenants for SCMs for Regulated Residential Infill contained in instrument of record in Instrument No. 20231213-0096306, said Register's Office.

This is improved property located at 706 Wilsonwood Place, Unit A Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2024.

Dodd Development Group, LLC

Beth Dodd, Manager

By: Beth Dodd, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Beth Dodd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager (or other officer authorized to execute the instrument) of Dodd Development Group, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such Manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid Manager.

Witness my hand, at office, this 29th day of April, 2024.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

My Commission Expires: 5/7/2024

I, Sherri Engel, 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 this 29th day of April, 2024

Sherri Engel

Dated 4/29/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sherri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 29th day of April, 2024

My commission expires: 2/7/22

Notary Public

