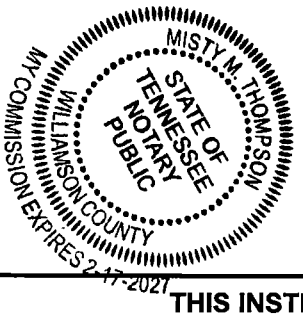
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 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
Old Dominion Properties LLC	Old Dominion Properties LLC	143-01-0-D-020.00 CO
(NAME)	(NAME)	
188 Front St. Ste. 116-167	188 Front St. Ste. 116-167	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(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, I, **Maree Medley, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Old Dominion Properties LLC, a Tennessee limited liability company,** 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 20 of Belle Meade Ridge Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Belle Meade Ridge Townhomes, a Horizontal Property Regime, and with said Unit being depicted on Exhibit "C" to said Declaration, of record in Instrument Number 20200123-0008509, amended in Instrument Number 20100104-0000013, 20210104-0000014, 20210127-0012271, and 20220426-0048083, in the Register's office for Davidson County, Tennessee; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Maree Medley, an unmarried woman, by Special Warranty Deed from Haury & Smith Contractors, Inc., a Tennessee corporation, dated May 19, 2022, of record in Instrument No. 20220525-0060926, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2024 Morrison Ridge Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch # 1139170 **DEEDWARR**
05/24/2024 10:35:01 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20240524-0038821

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 Grantees; Declaration of Covenants, Conditions and Restrictions, Bylaws, Plat and all exhibits thereto, of record in Instrument No. 20200123-0008509, amended in Instrument No. 20210104-0000013, Instrument No. 20210104-0000014, Instrument No. 20210127-0012271 and Instrument No. 20220426-0048083; Declaration of restrictions and covenants for stormwater facilities and systems of record in Instrument No. 20180410-0033672; Agreement for dedication of a public utilities easement of record in Instrument No. 20201015-0120032; Agreement for dedication of easement for water line of record in Book 6431, page 402; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this ~~17th~~ 20th day of May, 2024.

Maree Medley

Maree Medley

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Maree Medley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 20th day of May, 2024.

Notary Public
My Commission Expires: _____

File No.: 38362

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-17-2027