WARRANTY DEED

Karen Johnson Davidson County
Batch# 1145219 DEEDWARR
06/10/2024 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20240610-0043355

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 10/30/24

(AFFIX SEAL)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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
Austin Joseph McDaniel	Same as Owner	00-161-6-D-2.00
(NAME)	(NAME)	
682 Huntington Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Huntington Ridge Partners, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austin Joseph McDaniel and Tenra Baylie Johnston McDaniel, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit No. 682 as established in Declaration of Covenants, Conditions and Restrictions for Homes at 680 Huntington Ridge, a Horizontal Property Regime with Private Elements of record at Instrument No 20220729-0086500, as amended by First Amendment to Declaration for the Homes at 680 Huntington Ridge filed in Instrument Number 20220805-0089119 and in Instrument No. 20221219-0130721, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Howard Glenn Bolton by Warranty Deed from O'Fallon Rains, unmarried, dated February 2, 1999, of record in Book 11331, page 544, Register's Office for Davidson County, Tennessee. AND being a portion of the property conveyed to 2011 Bolton Community Property Trust by Quitclaim Deed from Howard Glenn Bolton, dated June 20, 2011, of record in Instrument No. 20110623-0048259, Register's Office for Davidson County, Tennessee. Being a portion of the same property conveyed to Huntington Ridge Partners, LLC, a Tennessee limited liability company, by Warranty Deed dated March 11, 2022, from Jeana Cheryl Mitchell, Trustee of 2011 Bolton Community Property Trust Dated June 20, 2011, of record in Instrument No. 20220325-0035015, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 682 Huntington Ridge Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; All matters appearing on the Plan of record in Plat Book 4600, page 47; Restrictions of record in Book 4734, page 353; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20220729-0086500, amended in Instrument No 20220805-0089119 and 20221219-0130721; Easement for Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20240312-0017162; all of record in the Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES 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 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.

Witness my/our hands this 10th day of June, 2024.

Huntington Ridge Partners, LLC,
a Tennessee limited liability company

By: Drew Presley Gaw
Its: Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Drew Presley Gaw with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be an Authorized Agent of Huntington Ridge Partners, LLC, a Tennessee limited liability company, and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 10th day of June, 2024.

Notary Public
My Commission Expires: 11.20.2024

File No.: 38499

AMANDA S. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kinkra Spann, 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 06/10/2024.

Date

Affiant Signature

06/10/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of June, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY