BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1145617 DEEDWARR
06/11/2024 10:03:20 AM 2 pgs
Fees: $13.00 Taxes: $547.60

20240611-0043570

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Forest Park 5-6, LLC	Same as New Owner	
(NAME)	(NAME)	
8308 Rugby Rd.		043-13-0A-054.00-CO
(ADDRESS)	(ADDRESS)	
Manassas Park, VA 20111		
(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, WE, **THOMAS RENOVATION, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FOREST PARK 5-6, LLC**, 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:

All that certain condominium situated in the County of Davidson, State of Tennessee being known and designated as Unit No. 5-6 of Robin Hood Condominiums, a Horizontal Property Regime established by Master Deed of record in Book 5388, Page 524, the Plat which is of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to CK Flips 615, LLC, a Tennessee limited liability company by Warranty Deed from Phyllis Gardner, a married woman of record in Instrument No. 20220401-0038076 Register's Office for Davidson County, Tennessee, dated March 28, 2022 and recorded on April 01, 2022.

Being the same property conveyed to Michael Cronin and Kristine Cronin, husband and wife by Warranty Deed from CK Flips 615, LLC, a Tennessee limited liability company of record in Instrument No. 20220721-0083501 Register's Office for Davidson County, Tennessee, dated July 15, 2022 and recorded on July 21, 2022.

Being the same property conveyed to Lucy Anderson and Lucien Anderson, wife and husband by Warranty Deed from Michael Cronin and Cristhina Cronin a/k/a Kristine Cronin, husband and wife of record in Instrument No. 20221114-0121383 Register's Office for Davidson County, Tennessee, dated November 09, 2022 and recorded on November 14, 2022.

Being the same property conveyed to Thomas Renovation, LLC by Warranty Deed of record in Instrument No. 20240611-0043569 **Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property. known as 323 Forest Park Rd. #5-6, Madison, TN 37115
(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 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.

JW2024-701

Witness my hand this 10th day of June, 2024

THOMAS RENOVATION, LLC

BY: _____
DRAKE GUNNING, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Drake Gunning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Thomas Renovation, LLC, and that he as such Member of Thomas Renovation, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Thomas Renovation, LLC.

Witness my hand and official seal this 10th day of June, 2024.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

_____
Notary Public

JW2024-701