Name and Address of New Owner:
GGI Home Buyers, LLC
216 Rowlette Circle
Murfreesboro, TN 37127

Send Tax Statements To:
New Owners

Karen Johnson Davidson County
Batch# 1159408 DEEDWARR
07/17/2024 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,463.51
20240717-0053977

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-24060865

Map and Parcel: 098 06 0A 183.00

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, **Ronald Mack Forrest**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **GGI Home Buyers, 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:

LAND in Davidson County, TN, BEING Lot No. 167, on the Plan of Phase Two, Section A, Bridgewater, of record in Instrument No. 20061207-0151485, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Ronald Mack Forrest and Susan Forrest, both unmarried by Warranty Deed filed for record on January 2, 2008 in Instrument Number 20080102-0000186, of the Register's Office of Davidson County, Tennessee. Susan Forrest died intestate on November 19, 2016 leaving Ronald Mack Forrest and Trenton W. Forrest as her heirs at law as evidenced by Affidavit of Heirship filed for record in Instrument No. 202407170053975 **, said Register's Office. Being the same property conveyed by QuitClaim Deed to Ronald Mack Forrest filed for record in Instrument No.** _202407170053976_, **said Register's Office.**

This conveyance is subject to the following: Master Declaration of Protective Covenants and Master Owners Association for Bridgewater of record in Instrument Number 20051024-0128043 and as supplemented in Instrument Number 20051122-0141076, Instrument Number 20061004-0122802, Instrument Number 20071023-0125250 and Instrument Number 20221227-0132542; All matters as set forth per plat of record in Instrument Number 20061207-0151485; By-Laws as set forth on Exhibit "C" of Master Declaration of Protective Covenants and Master Owners Association for Bridgewater of record in Instrument Number 20051024-0128043 and as amended in Instrument Number 20190122-0006133; HOA Charter of record in Instrument Number 20060223-0021110; Quitclaim Deed to Bridgewater Master Association for common area of record in Instrument Number 20160212-0013729 and Final Decree of record In Book 1318, page 28; All matters including but not limited to a TVA Easement on parent tract as set forth in Declaration of Taking of record in Book 1291, page 99; Storm Water Detention Agreement of record in Instrument Number 20050222-0019150; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20030827-0124253; 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: 2012 Hawks Nest Drive, Hermitage, TN 37076

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 16th day of July, 2024.

Ronald Mack Forrest

State of Tennessee

County of Rutherford

Personally appeared before me, Ronald Mack Forrest with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th of July, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $395,543.00.

Affiant Signature

Subscribed and sworn to before me, this 16th day of July, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

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 7/16/24 (date of document).

Affiant Signature

7/17/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17th day of July, 2024.

BRIDGETTE N SLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 03/15/2025