Karen Johnson Davidson County
Batch# 1172386 DEEDWARR
08/21/2024 07:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240821-0063985

SHANNON R. RICHARDSON TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $365,000.00 Affiant Subscribed and sworn to before me, this 20th day of August, 2024. Notary Public My commission expires: 3·20·2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kellyn Reona Daly	**New Owner**	**142-09-0B-827.00CO**
827 General George Patton Road		
Nashville, TN 37221		

FOR AND IN 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 ACKNOWLEDGE, WE,

827 GGP Holdings LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kellyn Reona Daly, a single woman

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 in Davidson County, Tennessee, being Unit No. 827 together with carport designated as No. 827-C on the Plan of Phase One-Lot One, Section Five, River Plantation of record in Plat Book 5200, Pages 145 and 146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property together with the appurtenant interest in the common elements of River Plantation (Section Five), a horizontal property regime established by Master Deed of record in Book 5410, Page 248, said Register's Office.

Being all of the property conveyed to 827 GGP Holdings LLC, a Tennessee limited liability company, by deed from EKRE of TN LLC, a Delaware Limited Liability Company, of record in Instrument No. 20221121-0123368, Register's Office for Davidson County, Tennessee, dated November 16, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Master Deed of record in Book 5410, Page 248, Register's Office for Davidson County, Tennessee.
c. By Laws of record in Book 5410, Page 260, Register's Office for Davidson County, Tennessee.
d. TVA Line Easement of record in Book 2274, Page 547, Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.
e. Sanitary Sewer Easement of record in Book 4675, Page 127, in the Register's Office for Davidson County, Tennessee.
f. Easement to Harpeth Valley Utility District of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee.
g. Charter for Homeowners Association of record in Instrument No. 20130409-0035151, in the Register's Office for Davidson County, Tennessee.
h. Subject to rights of others in and to common areas/elements.
i. Subject to lien for special assessment contained in DCCR's/Master Deed.
j. Subject to HOA dues- if any.
k. All other easements and restrictions of record.

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 827 General George Patton Road, Nashville, TN 37221.

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 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 hand(s) this 20th day of August, 2024.

827 GGP Holdings LLC, a Tennessee limited liability company

By: _____
David B. Ingram, Sole Member and President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared David B. Ingram, Sole Member and President of 827 GGP Holdings LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member and President of 827 GGP Holdings LLC, the within named bargainor, a Limited Liability Company, and that such David B. Ingram, Sole Member and President of 827 GGP Holdings LLC as such Sole Member and President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member and President.

Witness my hand and seal, this 20th day of August, 2024.

Rhea Wray
Notary Signature
My commission expires: 3/18/28

RHEA WRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: **24-333**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Russell J. McCann, 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

8/20/24.

Date

Affiant Signature

August 20, 2024

State of TN
County of Williamson

Sworn to and subscribed before me this 20th day of August, 2024

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)