WARRANTY DEED

Karen Johnson Davidson County
Batch# 1175095 DEEDWARR
08/28/2024 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,509.60
20240828-0066229

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: 2/7/27

(AFFIX SEAL)

AMY GROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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
Lisandra Lorenzo	Simmons Bank	163-07-0-B-001.00 CO
(NAME)	(NAME)	
1709 Fenway Loop	501 Main St.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Pine Bluff, AR 71601	
(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, **Brian L. Chastain, Trustee of C5 Investments Tennessee Investment Services Trust U/A/D August 14, 2020,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisandra Lorenzo, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract parcel of land situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Unit 1, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Ridgeview 2, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20220525-0060929, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the same property conveyed to Ridgeview 2 Development, LLC, a Tennessee limited liability company, by Special Warranty Deed from AF PB2, LLC, a Tennessee limited liability company, dated July 27, 2018, of record in Instrument No 20180806-0076926, Register's Office for Davidson County, Tennessee. AND Being a portion of the same property conveyed to Parkside Builders, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ridgeview 2 Development, LLC, a Tennessee limited liability company, dated July 25, 2022, as of record in Instrument No. 20220922-0105278, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Brian L. Chastain, Trustee of C5 Investments Tennessee Investments Services Trust U/A/D August 14, 2020, by Quitclaim Deed dated June 9, 2023, from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No 20230614-0045163, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1709 Fenway Loop, Antioch, TN 37013
(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 GRANTEE, her heirs and assigns forever; and we 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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; All matters appearing on the plat of record in Instrument No. 20220420-0045414; All matters shown in Declaration of Covenants, Conditions and Restrictions, Plat, Charter, Bylaws and all exhibits thereto, of record in Instrument No. 20220525-0060929 and as amended in Instrument No. 20221208-0127875 and as amended in Instrument No. 20230224-0013140; Homeowners Association Charter of record in Instrument No. 20211209-0163365; Restrictions of record in Instrument No. 20080512-0048644, Instrument No. 20120619-0053771, Instrument No. 20140825-0077255 and Instrument No. 20190315-0023984; Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20090316-0023090; Inspection and maintenance agreement for private stormwater management facilities of record in Instrument No. 20081120-0114320, as superseded in Instrument No. 20210318-0036102 and in 20190517-0046896; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this ~~28th~~ 23rd day of August, 2024.

Brian L. Chastain, Trustee

State of Tennessee
County of Williamson

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

WITNESS my hand and official seal at Franklin, Tennessee, this ~~28th~~ 23rd day of August, 2024.

Notary Public
My Commission Expires: 6-20-28

File No.: 38704

I, Sheri Engel, 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 this 28th day of August, 2024

Sheri Engel

Dated 8/28/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 28th day of August, 2024

My commission expires: 2/7/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY