Warranty Deed

Karen Johnson Davidson County
Batch# 1183729 DEEDWARR
09/19/2024 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20240919-0072856

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $605,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of September, 2024.

Notary Public

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ryan Grady Sarah Grady	New Owners	082-12-3B-001.00-CO
827 Ramsey Street, Unit A		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TRI HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN GRADY AND SARAH GRADY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Units 1, 827 Ramsey Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 827 Ramsey Street Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20200103-0000836, as amended in First Amendment to Declaration of Covenants and Restrictions for 827 Ramsey Street Townhomes of record in Instrument Number 20200116-0005913 and Second Amendment to Declaration of Covenants and Restrictions for 827 Ramsey Street Townhomes of record in Instrument Number 20200707-0073044, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to TRI, LLC, a Tennessee limited liability company by Warranty deed from Gary L. Boyd, an unmarried man of record in Instrument No. 2019017-0106306 Register's Office for Davidson County, Tennessee, dated October 15, 2019 and recorded on October 17, 2019.

Being the same property conveyed to 827 Ramsey St A, LLC by Quitclaim Deed from Tri, LLC of record in Instrument No. 20211216-0166652 Register's Office for Davidson County, Tennessee, dated December 15, 2021 and recorded on December 16, 2021.

Scriveners Affidavit recorded on December 29, 2021 in Instrument No. 20211229-0171038.

Being the same property conveyed to Tri Holdings, LLC by Quitclaim Deed from 827 Ramsey St A, LLC of record in Instrument No. 20220930-0108065 Register's Office for Davidson County, Tennessee, dated September 13, 2022 and recorded on September 30, 2022.

Scriveners Affidavit recorded on October 25, 2022 in Instrument No. 20221025-0115507.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 827 Ramsey Street Unit A, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of September, 2024.

Tri Holdings, LLC, a Delaware Limited Liability Company

By: _____
Rick Wells, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rick Wells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Tri Holdings, LLC, a Delaware Limited Liability Company, and that hE, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 18th day of September, 2024.

_____
Notary Public

My Commission Expires: 3.3.26



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 18, 24 (date of document).

Jennifer L. Pennell

Sept 19, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of Sept, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

