Karen Johnson Davidson County
Batch# 1194216 DEEDWARR
10/16/2024 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $3,022.90
20241016-0080271

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS EIGHT HUNDRED SEVENTEEN THOUSAND AND 00/100 (817,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
SETH CRINER (NAME)	**NEW OWNER** (NAME)	**070 09 3F 005.00**
2129 GOODRICH AVENUE NASHVILLE, TN 37218 (ADDRESS)	**4843 West Harold Avenue Visalia, CA 93291** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 11th day of October, 2024, the undersigned, **WATERBOY PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **SETH CRINER, A MARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2129 GOODRICH AVENUE, NASHVILLE, TN 37218** and more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit 5, as established in Declaration of Covenants, Conditions and Restrictions for VISTA AT NORTH POINTE, a Horizontal Property Regime with Private Elements of record at Instrument No. 20220328-0035296 and being amended in Instrument No. 20240326-0021046, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of VISTA AT NORTH POINTE, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220328-0035296 and being amended in Instrument No. 20240326-0021046, and Bylaws appended thereto as Exhibit "C", said Register's Office, are Incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Waterboy Properties, LLC, an Illinois Limited Liability Company, by Warranty Deed from E3 Vistas at North Point, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20221025-0115600, in the Register's Office of Davidson County, Tennessee, dated October 06, 2022 and recorded on October 25, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of October, 2024.

GRANTOR: WATERBOY PROPERTIES, LLC
BY: DON MCCARTNEY
ITS: REGISTERED AGENT

GRANTOR: WATERBOY PROPERTIES, LLC
BY: RICHARD DENTON
ITS: REGISTERED AGENT

STATE OF IL)
COUNTY OF Dupage)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **DON MCCARTNEY AND RICHARD DENTON** with who I am personally acquainted, and who upon oath acknowledged themself to be the Registered Agent of **WATERBOY PROPERTIES, LLC** as identified by record of the Illinois Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **WATERBOY PROPERTIES, LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Illinois, and that they in such capacity as said Registered Agent, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Registered Agent.

WITNESS my hand, at office, on this 10th day of October, 2024.

Notary Public

4/13/2024
My Commission Expires

OFFICIAL SEAL
JENNIFER M MARINO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/13/2026

202410160080271

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 October 10th, 2024.

Affiant Signature

10/10/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 10th day of October, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY