WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1200248 DEEDWARR
11/01/2024 09:35:29 AM 2 pgs
Fees: $13.00 Taxes: $1,228.40

C24-122

20241101-0084830

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$332,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, HEREBY ON THIS **31st day of October, 2024**

Notary Public

MY COMMISSION EXPIRES:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNERS(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Cassie Searcy	**New Owner**	**141-6D-156.00**
3409 Harpeth Springs Drive		
Nashville, TN 37221		
(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,WE, ***Reliant Renovatons LLC, a Tennessee Limited Liability Company,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Cassie Searcy, unmarried,*** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 3409 Harpeth Springs Drive, Nashville, Nashville, TN 37221. Said property is being described as follows:

Land in Davidson County, Tennessee, being Unit No 156 on the plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Reliant Renovatons LLC by Warranty Deed from Edward C. Ritter, as Administrator/Personal Representative of the Estate ofThomas Graves Ritter, pursuant to Court Order entered March 11, 2024, in the Seventh Circuit Court, Nashville, Davidson County, Tennessee, Docket Number 24P367 dated 03/21/2024 and filed for record on 04/02/2024 of record in Instrument #20240402-0022707, said Register's Office for said Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (xx) Property, known as **3409 Harpeth Springs Drive, Nashville, TN 37221**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with 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 our hands this 31st day of October, 2024.

Reliant Revonvations LLC

By:_____
Brandon Girardon, Member

By:_____
Jacob Girardon, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Brandon Girardon and Jacob Girardon, with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Members of the Reliant Revonations, LLC, the within named bargainor, and Limited Liability Company, and that they as such Members being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company, by the said Brandon Girardon and Jacob Girardon as such Members.

Witness my hand and official seal at office at Hendersonville, Tennessee on this the 31st day of October, 2024.

My commission expires: 2/29/28

_____
Notary Public

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires _____