WARRANTY DEED

Karen Johnson
Batch # 1212839
12/05/2024 11 42 18 AM
Fees $13 00 Taxes $3,326 30

Davidson County
DEEDWARR
2 pgs

20241205-0094522

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $899,000 00

Affiant

Subscribed and sworn to me on 12/03/24

NOTARY PUBLIC

My Commission Expires

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
Christopher Shea 509 Highcrest Drive Nashville, TN 37211	Same as New Owner	147-15-0P-002 00-CO

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Little River Ventures, LLC, a Tennessee limited liability company, by hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Christopher Shea and Alexandra Shea, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

> Land in Davidson County, Tennessee, being Unit No B on the Plan of 509 Highcrest Drive Commons, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20240416-0027136, 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 a portion of the same property conveyed to Little River Ventures, LLC, a Tennessee limited liability company by Warranty Deed from Anthony James Ross of record in Instrument No 20240417-0027523 Register's Office for Davidson County, Tennessee, dated April 15, 2024 and recorded on April 17, 2024
>
> This is Improved property, known as 509 Highcrest Drive, Nashville, TN 37211

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property

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, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # Y-EXP-24-509

Witness our hands on 12/03/24

Little River Ventures, LLC,
a Tennessee limited liability company

By: Matthew McKinney
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW MCKINNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the SOLE MEMBER of LITTLE RIVER VENTURES, LLC the within named bargainor, a Tennessee limited liability company, and that he as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal on 12/03/24

NOTARY PUBLIC

My Commission Expires 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY