WARRANTY DEED

T-KEY-24-7526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

CHAPEL DRUMMOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
NRE Investments LLC	**New Owner**	
(NAME) **821 Joseph Ave**	(NAME)	**142-14-0B-012 00-CO**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KACIE WEATHERFORD, F/K/A KACIE LEE SORACE, UNMARRIED,,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NRE INVESTMENTS LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 12 on the Plan of Final Plat Phase I - Section VIII, River Plantation of record in Plat Book 6900, Pages 475 and 476, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description

Included in the a above description but excluded from this conveyance is a portion of subject property conveyed from Chung Thanh Dieu and wife, Tuyen Nguyen Dieu to Metropolitan Government of Nashville and Davidson County, Tennessee, dated 5/27/94 and recorded 6/13/94 in Book 9376, Page 801, Register's Office for Davidson County, Tennessee, described as follows Beginning at a point on the existing Westerly margin of Old Harding Pike at Station 100+92 32, a distance of 30 00 feet left of the Survey Centerline as shown on Project No 92-R-6, Sawyer Brown Road/Old Harding Road Intersection Improvements; thence leaving said point along the Westerly margin of Old Harding Road, North 20 degrees 42 minutes 07 seconds East a distance of 85 00 feet to a point, thence continuing North 69 degrees 17 minutes 54 seconds West a distance of 12 92 feet to a point, thence continuing South 20 degrees 46 minutes 57 seconds West a distance of 85 00 feet; thence continuing South 69 degrees 17 minutes 54 seconds East a distance of 13 04 feet to the point of beginning and containing an area of l,102 96 square feet, more or less or approximately 0 025 acres, more or less

Being the same property conveyed to Kacie Lee Sorace, unmarried, by Quitclaim Deed fromMichael D Weatherford, an unmarried man, of record in Instrument No 20241202-0093573, Register's Office for Davidson County, Tennessee, dated October 16, 2024 and recorded on December 02, 2024

Further being the same property conveyed to Kacie Lee Sorace, unmarried, by Quitclaim Deed fromPaul T Sorace, an unmarried man, of record in Instrument No 20241202-0093572, Register's Office for Davidson County, Tennessee, dated November 29, 2024 and recorded on December 02, 2024

Further being the same property conveyed to Kacie Lee Sorace and Paul T Sorace, wife and husband, and Michael D Weatherford, an unmarried man by Warranty Deed from Chung Thanh Dieu and wife, Tuyen Nguyen Dieu of record in Instrument No 20120312-0021122 Register's Office for Davidson County, Tennessee, dated March 09, 2012 and recorded on March 12 2012

This conveyance is subject to
- Taxes for the year 2025 and thereafter, not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 6900, Pages 475 and 476, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7389, Page 941, Register's Office

Karen Johnson
Batch # 1213576
12/09/2024 03 48 12 PM
Fees $13 00 Taxes $1,332 00

Davidson County
DEEDWARR
2 pgs

Warranty Deed

20241209-0095577

for Davidson County, Tennessee
• By-Laws of River Plantation of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee
• Charter of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee
• Warranty Deed between Diane Martin Caldwell, Trustee of the Caldwell Family Trust dated August 22, 1987 Vs Metropolitan Government of Nashville and Davidson County TN of record in Book 9376, Page 801, in the Register's Office for Davidson County, Tennessee
• Storm Water Detention Agreement of record in Book 7344, Page 438, in the Register's Office for Davidson County, Tennessee
• Subject to rights of others in and to the common areas and/or elements
• Acreage content of the subject property is not hereby insured Reference to acreage is left in the description merely for convenience in identifying the tract
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **7526 Old Harding Pike, Nashville, Tennessee 37221**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 5th DAY OF DECEMBER, 2024

K. Weath
Kacie Weatherford (f/k/a Kacie Lee Sorace)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KACIE WEATHERFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 5th of December, 2024

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212