WARRANTY DEED

Karen Johnson Davidson County
Batch # 1217733 DEEDWARR
12/18/2024 12:24:36 PM 2 pgs
Fees: $13.00 Taxes: $564.31

20241218-0098276

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,517.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2025

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)
Bluebird Properties, LLC	**Same as New Owner**	
(NAME)	(NAME)	**131-05-0B-324.00-CO**
9005 Overlook Blvd.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **CHRISTIAN LANGER, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLUEBIRD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Unit No. 324, as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the common Elements appurtenant to each of said units, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christian Langer, a single man by Warranty Deed from C. Turney Stevens, Jr. and Alice Stevens, Trustees of The Turney and Jeanne Stevens Family Trust UAD December 20, 2012 of record in Instrument No. 20210927-0129165 Register's Office for Davidson County, Tennessee, dated September 22, 2021 and recorded on September 27, 2021.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 30, 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 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee.
- Bylaws of record in Book 6841, Page 376, in the Register's Office for Davidson County, Tennessee.
- Charter for the Homeowners' Association of record in Book 6855, Page 917, amended in Book 8176, page 697, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress/egress and utilities of record in Book 5158, Page 852, in the Register's Office for Davidson County, Tennessee.
- Easements for ingress and egress of record in Book 6869, Page 157, Book 6869, Page 162, Book 6870, Page 966 and Book 7776, Page 899, Book 5158, Page 230, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20120521-0043888, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of sewer lines of record in Book 5271, Page 430, in the Register's Office for Davidson County, Tennessee.
- Underground Utility Easement of record in Instrument Number 20010912-0099679, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress of record in Book 4821, Page 20, in the Register's Office for Davidson County, Tennessee.
- Easement Agreements of record in Book 68, Page 462, in the Register's Office for Davidson County, Tennessee.
- Engineer's Letter and Report of record in Book 6847, Page 125, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 10797, Page 693, in the Register's Office for Davidson County, Tennessee.

- Sale Assignment of record in Book 5388, Page 503, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **324 Summit Ridge Cir, Nashville, Tennessee 37215**.

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 17th DAY OF DECEMBER, 2024.

Christian Langer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTIAN LANGER, 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 17th of December, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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