WARRANTY DEED

Karen Johnson
Batch # 1222338
01/02/2025 08 02 54 AM
Fees $13 00 Taxes $1,341 82

Davidson County
DEEDWARR
2 pgs

20250102-0000003

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JUNE 17 2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,655 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2024

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Tobiloba Opeke	Guaranteed Rate Inc	163-07-0-B-025 00 CO
(NAME)	(NAME)	
1743 Fenway Loop	3940 N Ravenswood Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Chicago, IL 60613	
(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, **Parkside Builders, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tobiloba Opeke, a single person,** HEREINAFTER CALLED THE GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Being Unit 25, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Ridgeview 2, a Horizontal Property Regime with Private Elements, as of record in Instrument No 20220525-0060929, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit

Being a portion of the same property conveyed to Ridgeview 2 Development, LLC, a Tennessee limited liability company, by Special Warranty Deed from AF PB2, LLC, a Tennessee limited liability company, dated July 27, 2018, of record in Instrument No 20180806-0076926, Register's Office for Davidson County, Tennessee AND Being a portion of the same property conveyed to Parkside Builders, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ridgeview 2 Development, LLC, a Tennessee limited liability company, dated February 12, 2024, of record in Instrument No 20240223-0012463, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 1743 Fenway Loop, Antioch, TN 37013
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever, and we do covenant with the said GRANTEE 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, his/her 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 hands this 23rd day of December, 2024

PARKSIDE BUILDERS, LLC

By Bryan D Spicer
Its Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Parkside Builders, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent

WITNESS my hand and official at Franklin, Tennessee, seal this 23rd day of December, 2024

Notary Public
My Commission Expires _____

File No 38988

