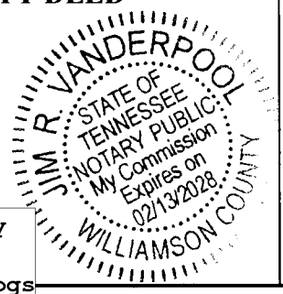
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $299,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF JANUARY, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/13/2028

Karen Johnson Davidson County
Batch# 1226897 DEEDWARR
01/16/2025 01:15:30 PM 2 pgs
Fees: $13.00 Taxes: $1,106.30
20250116-0003718

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3320LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ryan Michael Prim	New Owner	
827 Todd Preis Drive		
Nashville, TN 37221		142 09 0A 018.00

FOR AND IN 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, **THE GROVES PARTNERS FAMILY TRUST UAD APRIL 19, 2022** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN MICHAEL PRIM, UNMARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Unit No. 107-A on Plan of Doral Country Villa, Section 1, together with each and all of the rights and appurtenances there unto belonging, including such units undivided percentage interest in the land and general common elements, as fully described and set forth in a Master Deed recorded in Book 5011, Page 395, as amended in Book 5015, Page 251, and shown on Plat Book 4860, page 96, recorded in the Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Curtis Martin Groves and Jill Molteni Groves, Co-Trustees of The Groves Partners Family Trust by Warranty Deed from Sandra J. Grinde, married, dated February 29, 2024, and recorded on March 1, 2024, in Instrument No. 20240301-0014230 in the Register's office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 4860, Page 96, of the Public Records of Davidson County, Tennessee. Restrictive covenants and conditions contained in instrument recorded in Official Records Book 5011, Page 395, as amended in Book 5015, Page 251 and Instrument No. 20070504-0053687, of the Public Records of Davidson County, Tennessee. Charter of Doral Country Villa Homeowners Association recorded in Official Records Book 5220, Page 113, of the Public Records of Davidson County, Tennessee. Fines Doral Country Villa Homeowners Association recorded in Instrument No. 20151130-0120647, of the Public Records of Davidson County, Tennessee. Subject to boundary plat of record in Plat Book 5400, Page 89 and Document of Clarification in 20060320-0031820, Register's Office for Davidson County, Tennessee. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons. Rights of adjoining owners to party wall(s) located partly on the Land. Subject to rights of others in and to the common areas and/or elements. Any enlargement or loss of Land by reason of accretion, reliction, avulsion or erosion. The rights of others in and to the use of the waters of Flat Creek located on the premises and the natural flow thereof.

This is Improved property known as 827 Todd Preis Drive, Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 16th day of January, 2025.

The Groves Partners Family Trust UAD April 19, 2022

BY: _____
Curtis Martin Groves, Trustee

BY: _____
Jill Molteni Groves, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Curtis Martin Groves, Trustee and Jill Molteni Groves, Trustee of the Groves Partners Family Trust UAD April 19, 2022, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this document in their capacity as trustees for the Groves Partners Family Trust UAD April 19, 2022.

☐ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Franklin, Tennessee, this 16th day of January, 2025.

_____
Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

I Lisa Allard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 16, 2025.

Lisa Allard January 16, 2025
Lisa Allard, Affiant

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this January 16, 2025.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY