Karen Johnson Davidson County
Batch# 1232794 DEEDWARR
02/03/2025 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20250203-0007748

WARRANTY DEED

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES 2026

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF Jan, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Shanta Renee Rogan	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 725 Flint Ridge Dr	(NAME) New Owner	049150100100CO
(ADDRESS) Whites Creek TN 37189	(ADDRESS)	
(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, **BIR, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Shanta Renee Rogan**, an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit A established under the Declaration of Covenants, Conditions and Restrictions for 725 Flint Ridge, condominium elements and limited common elements, created under the Tennessee Condominium Act of 2008, Title 66, Chapter 27, Section 201. as amended, Tennessee Code Annotated, of record as Instrument No. 20220414-0043252, Register's of Deeds Office for Davidson County, Tennessee (the "Declaration"). Reference is hereby made to the Plat set forth in Exhibit B of said Declaration for a more complete identification and description, including, without limitation the location and boundaries, of the Unit described therein.

Together with the Common Elements and Limited Common Elements appurtenant thereto as described in the Declaration and being more particularly shown on the Plat set forth in Exhibit B of said Declaration.

Being a portion of the same property conveyed to Brent I Riley, by virtue of that certain Quit Claim Deed dated August 8, 2023, and being of record at Instrument No. 20231102-0085947 and Scrivener's Affidavit at Instrument No. 20231102-0085947 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to BIR, LL, a Tennessee Limited Liability Company by virtue of Quit Claim Deed dated April 13, 2022 at Instrument No. 20220414-00143251 in the said Register's Office.

Being the same property previously conveyed to Brent I. Riley by virtue of Warranty Deed dated August 26, 2021 at Instrument No. 20210830-0116480 in the said Register's Office.

Being conveyed to BIR, LLC by Quit Claim Deed recorded January 29, 2025 at Instrument No 20250129-0006900 and Scriveners Affidavit of record at Instrument No.
202501310007322 **in said Register's Office, Tennessee.**

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 725 Flint Ridge Dr. Whites Creek, TN 37189
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 this 31st day of January, 2025.

BIR, LLC

Sole Owner

By: Brent I. Riley, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Brent I. Riley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Sole Member** of **BIR, LLC**, and that he as such **Sole Member,** executed the foregoing instrument for the purpose therein contained, by personally signing the name of **BIR, LLC**, in his capacity as **Sole Member**

WITNESS my hand and official seal at office this 31st day of January, 2025.

Notary Public

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-3-28

Certificate of Authenticity

I, Drusilla Bryant, 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 1-31-25.

Drusilla Bryant
Affiant Signature

1-31-25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of Jan, 25.

Notary's Signature

My Commission Expires: _____

Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026