Karen Johnson D
Batch # 1238122
02/18/2025 02 03 53 PM
Fees $13 00 Taxes $1,443 00

DEEDWARR
2 pgs

20250218-0011841

390,000.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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

B-P-25-3025

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)
R.A.A. Enterprises LLC	Same as NEW OWNER	
(NAME)	(NAME)	**117 02 0D 008 00**
5100 Franklin Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **MARLA JEAN CSERVENYAK, TRUSTEE OF THE MARLA CSERVENYAK REVOCABLE LIVING TRUST DATED APRIL 11, 2024,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **R.A.A. ENTERPRISES 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 8 on the Plan of THE CLAIRMONT CONDOMINIUMS of record in Plat Book 6200, Page 551, Register's Office for Davidson County, to which plan reference is made for a more complete description together with the appurtenant interest in the common elements of THE CLAIRMONT, a horizontal property regime established by Master Deed of record in Book 7096, Page 940, amended in Book 7108, Page 98, Book 7117, Page 70, Book 7637, Page 319, and reinstated in Book 8263, Page 703 and Amendment to By-Laws recorded in Instrument No's. 20140314-0021310, 20180413-0035061 and 20241125-0091945, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marla Jean Cservenyak, Trustee of the Marla Cservenyak Revocable Living Trust dated April 11, 2024, by Warranty Deed from Marla Jean Cservenyak, an unmarried woman, of record in Instrument No 20240411-0025933, in the Register's Office of Davidson County, Tennessee, dated April 11, 2024 and recorded on April 11, 2024

Being the same property conveyed to Marla Jean Cservenyak, by Quitclaim Deed from Frank Stephen Cservenyak, Jr. and Marla Jean Cservenyak, of record in Instrument No. 20240320-0019181, in the Register's Office of Davidson County, Tennessee, dated March 11, 2024 and recorded on March 20, 2024

Being the same property conveyed to Frank Stephen Cservenyak, Jr and Marla Jean Cservenyak, Husband and Wife, by Warranty Deed from Joseph S. Henry and Kimberly Henry, Husband and Wife, of record in Instrument No 20190719-0070921, in the Register's Office of Davidson County, Tennessee, dated July 08, 2019 and recorded on July 19, 2019.

This conveyance is subject to·
• Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE CLAIRMONT CONDOMINIUM, as recorded in Plat Book 6200, Page(s) 551
• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CLAIRMONT CONDOMINIUM of record in Book 7096, Page 940, as amended in Book 7108, Page 98, Book 7117, Page 70, Book 7637, Page 319, and reinstated in Book 8263, Page 703 and Amendment to By-Laws recorded in Instrument No's. 20140314-0021310, 20180413-0035061and 20241125-0091945; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon
• Charter for Clairmont Homeowners' Association, Inc. recorded as Book 6988, Page 536, as Amended in Book 7960, Page 128, Book 8168, Page 430and Book 8172, Page 28; Book 7137, Page 826
• Rules and Regulations recorded in Instrument No. 20081210-0119056

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3025-L Woodlawn Dr, 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 13 DAY OF FEBRUARY, 2025

Marla Jean Cservenyak, Trustee of the Marla Cservenyak Revocable Living Trust dated April 11, 2024

BY: Marla Jean Cservenyak
Marla Jean Cservenyak
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARLA JEAN CSERVENYAK, TRUSTEE OF THE MARLA CSERVENYAK REVOCABLE LIVING TRUST DATED APRIL 11, 2024, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 13th of February, 2025.

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