Karen Johnson Davidson County
Batch# 1239080 DEEDWARR
02/20/2025 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250220-0012615

SHANNON R. RICHARDSON TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $350,000.00 Affiant Subscribed and sworn to before me, this 20th day of February, 2025. Notary Public My commission expires: 3.20.2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Daniel Phillip Bjork	**New Owner**	**161-11-0A-118.00CO**
400 N. Park Ave., #12-B, PMB#516		
Breckenridge, CO 80424		

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 ACKNOWLEDGE, I,

Brooke E. Davis, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Phillip Bjork

HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 118 on the Plan of Revision One, Huntington Ridge Townhouse Condominiums of record in Book 9700, Page 846, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Brooke E. Davis, an unmarried woman, by deed from Brien L. Hudspeth and wife, Brooke Hudspeth, of record in Instrument No. 20130607-0058046, dated May 31, 2013, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Restrictive covenants contained in an instrument of record in Book 4729, Page 687, amended in Book 4889, Page 905, Book 5394, Page 243 and Instrument No. 20110331-0024865, Register's Office for Davidson County, Tennessee.
c. By Laws of record in Book 7423, Page 762, amended in Instrument No. 20080324-0029069 and Instrument No. 20130724-0076332, Register's Office for Davidson County, Tennessee.
d. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140902-0079897, in the Register's Office for Davidson County, Tennessee.
e. Deed of common areas to Homeowners Association of record in Book 4742, Page 570, in the Register's Office for Davidson County, Tennessee.
f. Charter for Homeowners Association of record in Book 4729, Page 682, amended in Book 4890, Page 84, in the Register's Office for Davidson County, Tennessee.
g. Easements of record in Book 2338, Page 222 and Book 2338, Page 226, in the Register's Office for Davidson County, Tennessee.
h. Easement Agreement of record in Book 6396, Page 896, in the Register's Office for Davidson County, Tennessee.
i. Storm Water Detention Agreement of record in Book 9732, Page 551, Book 9775, Page 308 and Book 11345, Page 59, in the Register's Office for Davidson County, Tennessee.

j. Subject to rights of others in and to common areas/elements.
k. Subject to lien for special assessment contained in DCCR's/Master Deed.
l. Subject to HOA dues- if any.
m. All other easements and restrictions of record.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 495 Huntington Ridge Drive, Nashville, TN 37211.

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 that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 20th day of February 2025.

x Brooke E. Davis
Brooke E. Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Brooke E. Davis, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of February 2025.

A. Scott Hubbard
Notary Signature
My commission expires: 10-21-28

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: **25-33**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Scott Hubbard, 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

2/20/25.

Date

Affiant Signature

February 20, 2025

State of TN
County of Williamson

Sworn to and subscribed before me this 20th day of February, 2025

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. 06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)