WARRANTY DEED

Karen Johnson
Batch # 1240423
02/25/2025 10 36 28 AM
Fees $13 00 Taxes $1,206 20

Davidson County
DEEDWARR
2 pgs

20250225-0013750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MELISSA JANSEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2028 DAVIDSON COUNTY

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)
Pro31 Property Group Inc.	**Same as New Owner**	
(NAME)	(NAME)	**142-09-0H-011 00-CO**
406 Lookout Dr		
(ADDRESS)	(ADDRESS)	
Columbia, TN 38401		
(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, **DAVDES INVESTMENTS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRO31 PROPERTY GROUP INC., A TENNESSEE CORPORATION,** 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. 8949, together with the Carport designated No. 8949-C on the Plan of River Plantation Phase, Section IX, Phase I, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plan of River Plantation, Phase I, Section IX, Condominium Apartments, of record in Plat Book 7900, Page 98, as corrected by Surveyor's Certificate of Correction of record in Book 8123, Page 692, in the Register's Office for Davidson County, Tennessee, and described in a Master Deed and By-Laws of record in Book 8061, Page 341, as amended in Book 9326, Page 713, and as supplemented and amended in Instrument No 20041124-0140994, and By-Laws as amended in Instrument No 20180501-0041146, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to ~~Dieter K Hillebrand and wife, Diana Hillebrand~~ DAVDES INVESTMENTS, LLC by Warranty Deed from Ingrid Strzelczyk, of record in Instrument No 20250225 0013742, in the Register's Office for Davidson County, Tennessee

This conveyance is subject to.

- Taxes for the year 2025, a lien due and payable, but not delinquent
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 98, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 97, as corrected by Surveyor's Certificate of Correction in Book 8123, Page 692, Register's Office for Davidson County, Tennessee
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq , of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof, also subject to the easements, rights and interest 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 buildings thereon, and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation of record in Book 8061, Page 341, as amended in Book 9326, Page 713 and further supplemented and amended in Instrument No 20041124-0140994, and By-Laws as amended in Instrument No. 20180501-0041146, Register's Office for Davidson County, Tennessee
- Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11 Umbrella Association of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee
- Charter of River Plantation Sections 8-11 Umbrella Association, Inc of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee
- Charter of River Plantation Section Nine Condominiums Homeowners Association, Inc of record in Instrument Number 20041105-0133835, in the Register's Office for Davidson County, Tennessee

- Easement and Right of Way for electric power transmission purposes of record in Book 2274, Page 547, Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **8949 Sawyer Brown Road, Nashville, Tennessee 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 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 20 DAY OF FEBRUARY, 2025

Davdes Investments, LLC

BY _____
David Day
Member

BY _____
Desiree Day
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID DAY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of DAVDES INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 20th of February, 2025

_____
Notary Public
My Commission Expires 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DESIREE DAY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of DAVDES INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 20th of February, 2025

_____
Notary Public
My Commission Expires 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212