WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,400 00

Ryan Conner Helbig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 03-16-26
(AFFIX SEAL)

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

Karen Johnson
Batch # 1242243
02/28/2025 02 49 41 PM
Fees $13 00 Taxes $1,329 78

Davidson County
DEEDWARR
2 pgs

20250228-0015189

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)
Ryan Conner Helbig and Brenna Nicole Cerniglia	**Pinnacle Bank, a Tennessee bank**	
(NAME) **1338 Plum St**	(NAME) **15025 Ballancroft Pkwy, 2nd Floor**	**034 10 0 135.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Charlotte, NC 28277**	
(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, **NASHWOOD REAL ESTATE, INC.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN CONNER HELBIG, AN UNMARRIED MAN, AND BRENNA NICOLE CERNIGLIA, AN UNMARRIED WOMAN, AS** joint tenants with right of *survivorship 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 Lot No 27, Block 3 on the Plan of EDENWOLD CENTER SUBDIVISION, as of record in Plat Book 421, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made

Being a part of the same property conveyed to Nashwood Real Estate, Inc , a Tennessee Corporation, by Warranty Deed from Chris Wright, a single person and Urban Dwell Homes LLC, a Tennessee Limited Liability Company, of record in Instrument No 20240327-0021154, in the Register's Office of Davidson County, Tennessee, dated March 22, 2024 and recorded on March 27, 2024

Being a part of the same property conveyed to Urban Dwell Homes, LLC, by Quitclaim Deed from Chris Wright, a single person, of record in Instrument No 20240314-0017695, in the Register's Office of Davidson County, Tennessee, dated March 08, 2024 and recorded on March 14, 2024

Being a part of the same property conveyed to Chris Wright, single, by Quitclaim Deed from Chris Wright, single, of record in Instrument No 20230209-0009497, in the Register's Office of Davidson County, Tennessee, dated February 07, 2023 and recorded on February 09, 2023

Being a part of the same property conveyed to Chris Wright, single, by Quitclaim Deed from Chris Wright, single, of record in Instrument No 20230109-0001561, in the Register's Office of Davidson County, Tennessee, dated January 05, 2023 and recorded on January 09, 2023

Being a part of the same property conveyed to Chris Wright, single, by Warranty Deed from Jonathan David Shearon, married, of record in Instrument No 20230109-0001559, in the Register's Office of Davidson County, Tennessee, dated January 05, 2023 and recorded on January 09, 2023

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 EDENWOLD CENTER SUBDIVISION, as recorded in Plat Book 421, Page(s) 128
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No 20250121-0004355
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8223, Page 614
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1338 Plum St, Madison, Tennessee 37115**.

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 26 DAY OF FEBRUARY, 2025.

Nashwood Real Estate, Inc

BY:

Derk Cheetwood
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared DERK CHEETWOOD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of NASHWOOD REAL ESTATE, INC , the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 26th 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