Box 14
37708-8

WARRANTY DEED

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$375,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of February, 2025

Notary Public

My commission expires 5/9/2026
(AFFIX SEAL)

Karen Johnson
Batch # 1242408
03/03/2025 09 43 54 AM
Fees $13 00 Taxes $1,387 50

Davidson County
DEEDWARR
2 pgs

20250303-0015457

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Florida Sunshine, LLC **The Connection 401K Plan Trust**	**"NEW OWNER"**	**Map 103-06-0-B Parcel 098.00-C**
9301 Concord Road		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Benjamin Holman Richards and Rebecah Ann Richards, husband and wife

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

Florida Sunshine, LLC, a Florida limited liability company, as to an undivided 21% interest, and The Connection 401K Plan Trust dated January 1, 2022, as to an undivided 30% interest, and The Stack O' Cash Living Trust dated January 7, 2021, as to an undivided 49% interest, as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

A certain condominium located in Davidson County, Tennessee, being Unit No. 903 of Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee, for a more complete description thereof, and being a Horizontal Property Regime, as established by a Master Deed for 4215 Harding Road Homeowners Association of record in Book 5313, Page 338, amended in Book 8666, Page 789, Instrument No. 20131217-0127081, and Instrument No. 20210208-0017527, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto in Book 5313, Page 358, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed.

Being the same property conveyed to Benjamin Holman Richards and Rebecah Ann Richards, husband and wife, by Warranty Deed dated August 24, 2022, from Hilton B. Forcum, a single man, and Lucianne Forcum Wilt, a married woman, of record in Instrument No. 20220830-0097628, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 5200, Page 71, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3956, Page 943, Register's Office for Davidson County, Tennessee. 3) Master Deed of 4215 Harding Road Homeowners Association Condominiums, of record in Book 5313, Page 338, amended in Book 8666, Page 789, Instrument No. 20131217-0127081, and Instrument No. 20210208-0017527, By-Laws appended thereto in Book 5313, Page 358, said Register's Office. 4) Easement and Right of Entry Agreement to VOC Cable, Inc., d/b/a Viacom Cable of record in Book 9486, Page 948, said Register's Office. 5) Grant of Easement to Comcast of Nashville of record in Instrument No. 20110301-0016521 and Instrument No. 20161212-0130101, said Register's Office. 6) Charter of 4215 Harding Road Homeowner's Association of record in Book 5297, Page 370, said Register's Office. 7) Taxes for the current year prorated and assumed by the Grantee.

This is improved (_X__) Unimproved (____) property, known as **4215 Harding Pike #903, Nashville, TN 37205**

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 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/our hand(s) this **27th** day of **February, 2025.**

Benjamin Holman Richards

Rebecah Ann Richards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Benjamin Holman Richards and Rebecah Ann Richards,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **February, 2025.**

Notary Public

JOHN T COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/19/28