Karen Johnson Davidson County
Batch# 1246253 DEEDWARR
03/14/2025 11:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,798.20
20250314-0018912

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38504	The actual consideration or value, whichever is greater, for this transfer is: $486,000.00. Affiant Subscribed and sworn to before me this 12th day of March, 2025. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeremy Luke Bennett 320 Old Hickory Boulevard #1000 Nashville, TN 37221	New Owner	Map and Parcel No.: 128120A05600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Natalie Billingsby, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Jeremy Luke Bennett, unmarried ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 320 Old Hickory Boulevard #1000, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of March, 2025.

Natalie Billingsby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Natalie Billingsby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2025.

Notary Public

My Commission Expires: 3/8/28

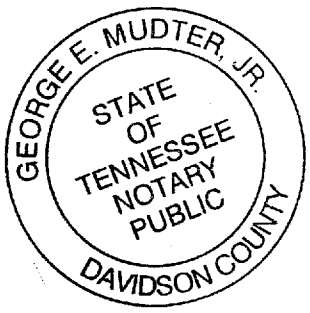


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 56, Building No. 10, together with the appurtenant interest in the common elements of Eagle Ridge at The Reserve Section 8 Phase 1A, a horizontal property regime established by Master Deed, of record in Instrument No. 20011011-0110875, amended in Instrument No. 20020313-0031653, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to Natalie Billingsby, unmarried, by deed dated May 30, 2007 from Ernest L. Cameron and Lori Lea Cameron, married of record in Instrument No. 20070604-0065974, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2025 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Eagle Ridge at The Reserve, of record in Instrument No. 20011011-0110875, amended in Instrument No. 200201313-0031653, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 7900, pages 896-898, Instrument No. 20030106-0001894, Instrument No. 20041019-0125465, Instrument No. 20010201-0009806 and Instrument No. 20040716-0084973, Register's Office for Davidson County, Tennessee.
4. Easement for drainage of record in Book 7861, page 559 and Book 8083, page 534, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Instrument No. 20001103-0109348, Register's Office for Davidson County, Tennessee.
6. Option agreements recorded in Book 5074, page 856 and Book 9600, page 924, Register's Office for Davidson County, Tennessee. Conditional release of option in Instrument No. 20000831-0086324, said Register's Office.
7. All matters appearing on the Site Plan of record attached as Exhibit "A" to the Supplement and Amendment No. 5 to the Master Deed in Instrument No. 20020313-0031653, Register's Office for Davidson County, Tennessee.
8. Declaration of Reciprocal Access and Maintenance Easement of record in Instrument No. 20191001-0100109, Register's Office for Davidson County, Tennessee.
9. Utility Easement granted to Harpeth Valley Utility District of record in Instrument No. 20050721-0084650 and more fully described in Instrument No. 20040729-0090682, Register's Office for Davidson County, Tennessee.
10. Grant of Easement of record in Instrument No. 20180611-0055669, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or th 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 ar authenticated according to law on 3/12/25 (date of document).

Affiant Signature

3/12/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: July 7, 2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027