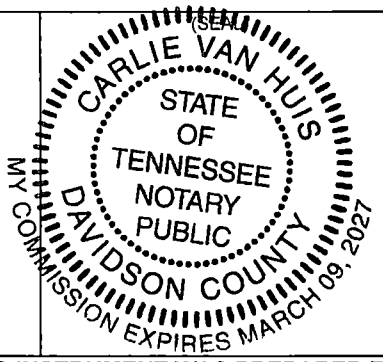
WARRANTY DEED

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

File #25-TL-0641-0046



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2025

Notary Public
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY AND RETURNED TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch # 1254024 DEEDWARR
03/31/2025 10 12 14 AM 2 pgs
Fees $13 00 Taxes $1,998 00

20250331-0023934

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
HCT Ventures LLC	**New Owner**	
(NAME)	(NAME)	
PO Box 2786	**PO Box 2786**	**171-03-0B-154-00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024	**Brentwood, TN 37024**	
(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,

LUANN K. RICKERT AND BRUCE J RICKERT, TRUSTEES OF LUANN K. RICKERT LIVING TRUST DATED NOVEMBER 21, 2019,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

HCT VENTURES LLC, a Tennessee limited liability company

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 70 on the Plan of REVISION ONE, A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT) PHASE ONE, SECTION THREE, TOWNHOMES OF FREDERICKSBURG, R20 RESIDENTIAL P U D of record in Plat Book 9700, Page 534, 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 the same property conveyed to Luann K Rickert and Bruce J Rickert, Trustees of the Luann K Rickert Living Trust dated November 21, 2019, by Warranty Deed from John Johnson Jr a unmarried man, of record in Instrument No 20220503-0051108, in the Register's Office of Davidson County, Tennessee, dated April 27, 2022 and recorded on May 03, 2022

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Plat of REVISION ONE, A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT) PHASE ONE, SECTION THREE, TOWNHOMES OF FREDERICKSBURG, R20 RESIDENTIAL P U D, as recorded in Plat Book 9700, Page(s) 534
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT) PHASE ONE, SECTION THREE, TOWNHOMES OF FREDERICKSBURG, R20 RESIDENTIAL P U D, as recorded in Plat Book 9700, Page 485
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P U D BOUNDARY, FREDERICKSBURG, R20 RESIDENTIAL P U D, as recorded in Plat Book 7900, Page 509
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AMENITIES AREA FREDERICKSBURG R-20 RESIDENTIAL P U D , as recorded in Plat Book 7900, Page 807
* Declaration of Covenants, Conditions and Restrictions recorded in Book 10126, Page 435 and amended in Book 10224, Page 683, Book 10694, Page 541, Book 10275, Page 959 and Corrected in Book 10294, Page 850 and further amended in Instrument No 2000718-0070558 and Re-Recorded 20050705-0076596, as amended Bylaws recorded in Instrument No 20150102-0000219, as amended and Restated in Instrument No 20191127-0122852
* Covenants, Conditions and Restrictions as set forth in Bunbury Restrictions recorded in Book 7798, Page 843
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10393, Page 11 and Book 10628, Page 517
* Easement for Sanitary Sewers, Storm Drainage Water Mains and Appurtenances, recorded in Book 7358, Page 643
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7993, Page 269 and Book 9607, Page 431
* Easement for Dedicated of Site Drainage, recorded in Book 10012, Page 756

* Easement recorded in Book 7851, Page 712; Book 9698, Page 81.
* Charter for Townhomes of Fredericksburg Homeowners Association recorded as Book 10126, Page 430.
* By Laws for Townhomes of Fredericksburg Homeowners Association recorded as Instrument No. 20191127-0122853.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as **641 Old Hickory Boulevard, #46, Brentwood, TN 37027**.

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 26th day of March, 2025

Luann K. Rickert Living Trust dated November 21, 2019

By: _____
Luann K Rickert, Trustee

By _____
Bruce J Rickert, Trustee

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Collier

On this 26th day of March, 2025, before me personally appeared Luann K. Rickert and Bruce J Rickert, Trustees of Luann K. Rickert Living Trust dated November 21, 2019, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of March, 2025

_____
Notary Signature
My commission expires 6/6/25

ESTHER ALFARO
MY COMMISSION # HH 138761
EXPIRES June 6, 2025
Bonded Thru Notary Public Underwriters