WARRANTY DEED

Karen Johnson Davidson County
Batch# 1254874 DEEDWARR
04/01/2025 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20250401-0024734

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF March, 2025

Notary Public

MY COMMISSION EXPIRES: 11/22/2029

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Dell and Shawn Wild	Summit Funding Inc	
(NAME) 21 Vaughns Gap Road Apt 57	(NAME) PO Box 601810	129 15 0A 057.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Sacramento CA 95860	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BIRD DOG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAWN BARWICK WILD AND ANTHONY DELL, WIFE AND HUSBAND**, 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:

Land in Davidson County, Tennessee, Unit No. 57, of BELLE MEADE HIGHLANDS CONDOMINIUM created under Title 66, Chapter 27, Section 101, et,seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 7091, Page 302, as amended in Instrument Nos. 20080424-0042111; 20220520-0058927 and 20220520-0058928, Amendment to By-Laws recorded in Instrument No. 20071025-0126213, Appointment of Successor Trustee recorded in Instrument No(s). 20150520-0046371 and 20150818-0083106, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of BELLE MEADE HIGHLANDS CONDOMINIUM as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Bird Dog Properties, LLC, a Tennessee limited liability company, by Warranty Deed from 3L Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20211230-0172055, in the Register's Office of Davidson County, Tennessee, dated December 17, 2021, and recorded on December 30, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 21 Vaughns Gap Road Apt 57, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 31st day of March, 2025

BIRD DOG PROPERTIES, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

ROBERT CLARK, AUTHORIZED MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Robert Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Member of Bird Dog Properties, LLC the within named bargainor, a limited liability company and that he as such Authorized Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Member.

Witness my hand and official seal this 31st day of March, 2025.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires 10/4/27

Mission Title, LLC
1734 Church Street, #105
Nashville, TN 37203
File No. 1-23990-mc

202504010024734

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on** 3/31/25 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 3/31/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 **day of** March **,** 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

