WARRANTY DEED

Karen Johnson
Batch # 1255049
04/02/2025 10 37 37 AM
Fees $13 00 Taxes $925 00

Davidson County
DEEDWARR
2 pgs

20250402-0024971

W-P-24-7646

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~27th~~ 28th DAY OF MARCH, 2025

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES 12/17/2028
(AFFIX SEAL)

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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)
Spencer Deal, GP	**NEW OWNER**	
(NAME) **2020 Fieldstone Pkwy., Suite 900-194**	(NAME)	**113-14-0A-008 00-CO**
(ADDRESS) **Franklin, TN 37069**	(ADDRESS)	
(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, **CALEB RICH AND ADRIA RICH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SPENCER DEAL, GP, A TENNESSEE GENERAL PARTNERSHIP,** 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 8, as shown on the map entitled Deer Wood Estates, of record in Plat Book 5200, page 220, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to CALEB RICH AND ADRIA RICH, HUSBAND AND WIFE, by Warranty Deed from ADAM GOLDSTONE, UNMARRIED, of record in Instrument No 20220418-0044013, dated April 14, 2022, said Register's Office

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s)

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- All matters shown on the Plan of record in Plat Book 5200, Page 220, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 10033, Page 80, amended in Book 10036, Page 493 and amended in Instrument No 20160226-0018559, Register's Office for Davidson County, Tennessee
- Master Deed establishing a Horizontal Property Regime of Deer Wood Estatesof record in Book 5525, Page 603, amended in Book 10036, Page 493, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 5525, Page 600, in the Register's Office for Davidson County, Tennessee
- Electric Easement of record in Instrument Number 20160226-0018566, in the Register's Office for Davidson County, Tennessee
- Utility Line Easement of record in Instrument Number 20221213-0129320 and Instrument Number 20230505-0033552, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as **7646 Chipmunk Ln, Nashville, Tennessee 37221**

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 27th DAY OF MARCH, 2025

Caleb Rich

Adria Rich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of March, 2025

Notary Public
My Commission Expires _____
(SEAL)

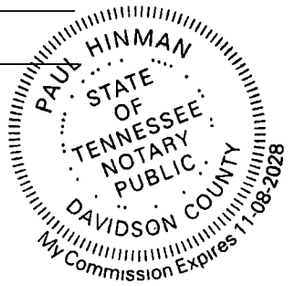


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of March, 2025

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:

~~Rudy Title and Escrow, LLC~~
~~2012 21st Avenue South~~
~~Nashville, TN 37212~~

Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064