THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1256525 DEEDWARR
04/04/2025 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20250404-0025778

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Brad L. Boyce and Ronda G. Boyce 9141 Sawyer Brown Road Nashville, TN 37221	NEW OWNER	142-09-0H-073-00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cloud Nine TN Rentals LLC, a Tennessee Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Brad L. Boyce and Ronda G. Boyce, a married couple,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 9141 Sawyer Brown Road, Nashville, TN 37221 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, described as follows:

Unit No. 9141, together with the Carport designated No. 9141-C, in River Plantation, Section IX, Phase II-A, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-A, Condominium Apartments, recorded in Book 7900, Page 324-325, as revised in Plat Book 7900, Page 476 a seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase II-A Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-356, as amended in Book 9326, Page 713; Instrument No. 20180501-0041146; and as supplemented in Instrument No. 20041124-0140994; Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.. This conveyance is also subject to the Covenants, Conditions, and Restrictions for the River Plantation Sections 8-11 Umbrella Association Inc. of record in Book 7389, Page 924, Register's Office for said County and annexation document of record in Book 8494, Page 628, said Register's Office.

Being the same property conveyed to Cloud Nine TN Rentals, LLC a Tennessee limited liability company by Warranty Deed from Angela Marie Jackson, dated November 8, 2024 and recorded November 21, 2024 in Instrument No. 20241121-0091218, Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 9141 Sawyer Brown Road, Nashville, TN 37221.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

3rd In Witness Whereof, he/she/they/it, the said, **Grantor,** hereunto set by hands and seals this ____ day of April, 2025.

Cloud Nine TN Rentals LLC, a Tennessee Limited Liability Company

By: _____
Lindsey Bacalan, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ashley Rudy of the state and county mentioned, personally appeared Lindsey Bacalan, Sole Member of Cloud Nine TN Rentals LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Cloud Nine TN Rentals LLC, the within named bargainor, a Limited Liability Company, and that such Lindsey Bacalan, Sole Member of Cloud Nine TN Rentals LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in office, this 3rd day of April, 2025.

_____
Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 4th day of April, 2025.

_____
Notary Public
My commission expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Barbara McGinty, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 4-4-2025 (date of document).

Affiant Signature

Date 4-4-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER