Karen Johnson Davidson County
Batch# 1258094 DEEDWARR
04/11/2025 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $9,879.00
20250411-0027456

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350205**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,670,000.00. Affiant Subscribed and sworn to before me, this 8th day of April, 2025. Notary Public My Commission Expires:

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

WARRANTY DEED

Address New Owner: Jose R. Rivera, III. and Mikaela Rivera 4507 Shys Hill Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-07-3F-002.00

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, **DSRM, LLC, a Tennessee limited liability company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jose R. Rivera, III. and Mikaela Rivera, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 4507 of 4505 SHYS HILL, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4505 SHYS HILL, a Horizontal Property Regime, of record in Instrument No. 20230330-0023243 and Termination recorded at Instrument No. 20230807-0060970, and re-recorded in Instrument No. 20230913-0071941, and being amended in Instrument No. 20240604-0041507, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to DSRM, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Paul F. Bucchi, a married man, of record in Instrument No. 20220810-0090891, in the Register's Office of Davidson County, Tennessee, dated August 04, 2022 and recorded on August 10, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Seven Hills, Section 5, as recorded in Plat Book 2854, Page 108.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230330-0023243 and Termination recorded at Instrument No. 20230807-0060970, and re-recorded in Instrument No. 20230913-0071941, and being amended in Instrument No. 20240604-0041507.

Covenants, Conditions and Restrictions as set forth in Restrictions and Covenants recorded in Instrument No. 20240826-0065298.

This is improved property located at 4507 Shys Hill Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 8th day of April, 2025.

DSRM, LLC, a Tennessee limited liability company

By: _____
Ryan Miller, Authorized Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member (or other officer authorized to execute the instrument) of DSRM, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 8th day of April, 2025.

_____
Notary Public

My Commission Expires: _____



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **April 8, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

4/10/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025