WARRANTY DEED

Karen Johnson Davidson County
Batch # 1260111 DEEDWARR
04/15/2025 09 56 45 AM 2 pgs
Fees $13 00 Taxes $2,127 50

20250415-0028520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

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)
Eric Garcia	**Cadence Bank**	
(NAME)	(NAME)	**072-05-0N-061.00-CO**
3065 Edwin Circle	**2778 West Jackson Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Tupelo, MS 38801**	
(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, **SCOTT BIETCHERT, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC GARCIA, A SINGLE MAN,** 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·

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 61 of High View Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing High View Cottages, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20201216-0148666, as amended in Instrument No 20210204-0016516 and Instrument No 20230406-0025206, in the Register's Office for 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 portion of the same property conveyed to High View Cottages LLC, a Tennessee limited liability company by Warranty deed from LVH, LLC, a Tennessee limited liability company of record in Instrument No 20200923-0109424 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020 and as corrected by Scrivener's Affidavit of recorded on May 03, 2021 in Instrument No. 20210503-0058958

Being the same property conveyed to Scott Bietchert, an unmarried man by Warranty Deed from High View Cottages LLC, a Tennessee limited liability Company of record in Instrument No 20231229-0100211 Register's Office for Davidson County, Tennessee, dated December 28, 2023 and recorded on December 29, 2023.

This conveyance is subject to
• Taxes for the year 2025, a lien not yet due and payable
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Declaration for High View of record in Instrument Number 20200922-0108662, Register's Office for Davidson County, Tennessee
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration for High View Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20201216-0148666 with First Amendment recorded in Instrument No. 20210204-0016516 and Second Amendment recorded in Instrument No 20230406-0025206, Register's Office for Davidson County, Tennessee
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200910-0103453, in the Register's Office for Davidson County, Tennessee
• Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, Appurtenances of record in Instrument Number 20201102-0127504, in the Register's Office for Davidson County, Tennessee
• Slope Easement to the State of Tennessee Department of Highways of record in Book 4094, Page 715 and Book 4103, page 745, in the Register's Office for Davidson County, Tennessee.
• Sanitary Sewer and/or Storm Drainage Easement and Temporary Construction Easements of record in

Book 4236, Page 828, in the Register's Office for Davidson County, Tennessee.
• Easement for water tank drain line and appurtenances of record in Book 5559, Page 569, in the Register's Office for Davidson County, Tennessee.
• Easement and right of way for street purposes of record in Book 8463, Page 305, in the Register's Office for Davidson County, Tennessee
• Subject to all matters shown on the Plan of record in Plat Book 4060, Page 15 and Plat Book 332, page 34, Register's Office for Davidson County, Tennessee.
• Agreement for the Dedication of a Pedestrian Access Easement of record in Instrument Number 20201201-0139236, in the Register's Office for Davidson County, Tennessee.
• Permanent Shared Access Easement of record in Instrument Number 20231218-0097261, in the Register's Office for Davidson County, Tennessee.
• Lack of direct access to Ellington Parkway, a controlled access highway.
• Agreement for Dedication of Easement of record in Instrument Number 20201102-0127506, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20210526-0071168, in the Register's Office for Davidson County, Tennessee
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3065 Edwin Circle, Nashville, Tennessee 37207**.

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 10th DAY OF APRIL, 2025

Scott Bietchert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT BIETCHERT, 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 10th of April, 2025

Notary Public
My Commission Expires
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212