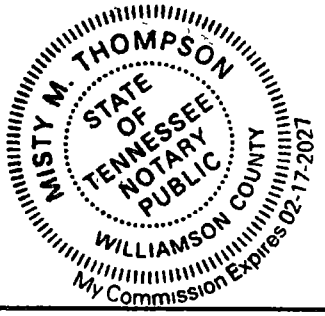
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2025

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jaxson Deno	Jaxson Deno	121-04-0-F-002 00 CO
(NAME)	(NAME)	
2028 Pleasant Cove	2028 Pleasant Cove	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, **Platinum Invest, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jaxson Deno, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land Davidson County, State of Tennessee, described as follows, to-wit

Being Unit 2028B as shown on Plat, being Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 2028 Pleasant Cove, a Horizontal Property Regime with Private Elements, of record in Instrument No 20240617-0045382, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof

Being a portion of the same property conveyed to Platinum Invest, LLC, a Tennessee limited liability company, by Warranty Deed dated July 20, 2021, from Steven E Graffeo, designated agent for Stassi D Cramm, Presiding Bishop as trustee in trust for the Reorganized Church of Jesus Christ of Latter Day Saints a/k/a Community of Christ, of record in Instrument No 20210723-0098984, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 2028 Pleasant Cove, Nashville, TN 37214
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch # 1262164 **DEEDWARR**
04/21/2025 08 38 AM 2 pgs
Fees $13 00 Taxes $1,609 50

20250421-0029751

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, his heirs and assigns forever, and we do covenant with the said GRANTEE 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, his 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

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; All matters shown in Declaration of Covenants, Conditions and Restrictions, Plat, By-Laws and all exhibits thereto of record in Instrument No. 20240617-0045382; All matters appearing on the plat of record in Instrument No. 20240108-0001577; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20221006-0110241; Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20240403-0023320; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 16th day of April, 2025

PLATINUM INVEST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By Bryan D Spicer
Its Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D Spicer 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 Agent of Platinum Invest, LLC, a Tennessee limited liability company and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent

WITNESS my hand and official at Franklin, Tennessee, seal this 16th day of April, 2025

Notary Public
My Commission Expires _____

File No 39295

