WARRANTY DEED

Karen Johnson Davidson County
Batch# 1262359 DEEDWARR
04/21/2025 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20250421-0030042

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2025

Notary Public

MY COMMISSION EXPIRES: 5.23.27

(AFFIX SEAL)

Gregory D. Vadner * State of Tennessee Notary Public Sumner County *

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
Sydnei Crenshaw	Pinnacle Bank	162-05-0C-040.00 CO
(NAME)	(NAME)	
5515 Country Drive, Unit 40	150 3rd Ave South Ste 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37201	
(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, **Sodie Properties, LLC, a Kentucky limited liability company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sydnei Crenshaw, unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being townhouse No. 40 on the Plan of Hickory Valley Condominiums, of record in Book 4460, page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sodie Properties LLC, a Limited Liability Company, by Warranty Deed from DBM Properties LLC, a Kentucky Limited Liability Company, dated March 31, 2021, of record in Instrument No. 20210405-0043569, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5515 Country Drive, Unit 40, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantees; All matters appearing on the Plan of record in Book 4460, page 27; The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Valley Condominiums, of record in Book 4521, page 574; Book 5001, page 394; Book 8466, page 263 and Book 10597, page 675, re-recorded in Book 10645, page 743; Charter of record in Book 9512, page 312; all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 17th day of April, 2025.

Sodie Properties, LLC, a Kentucky limited liability company

By: Marc A. Beaven
Its: Member

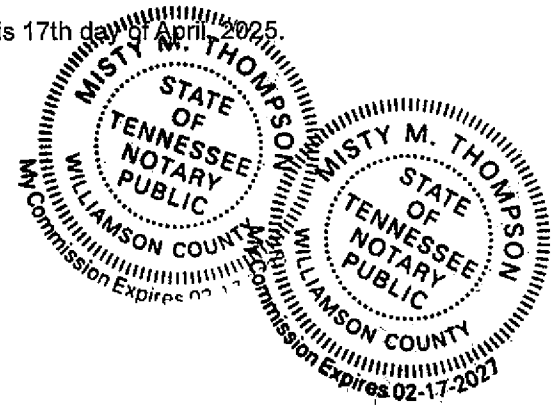
State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Marc A. Beaven with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Sodie Properties, LLC, a Kentucky limited liability company, and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member.

WITNESS my hand and official at Franklin, Tennessee, seal this 17th day of April, 2025.

Notary Public
My Commission Expires: _____

File No.: 39208



Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 4/17/2025 (date of document).

Affiant Signature

4/18/2025
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 18 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County