WARRANTY DEED

Karen Johnson
Batch # 1276309
05/22/2025 10 39 47 AM
Fees $18 00 Taxes $1,635 40

Davidson County
DEEDWARR
3 pgs

20250522-0040326

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 6-8-27
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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)
Majestic Mountain Investments, LLC	**Same as New Owner**	
(NAME) **425 SE 1st Street, Apt 703**	(NAME)	**173-04-0A-329 00-CO**
(ADDRESS) **Pompano Beach, FL 33060**	(ADDRESS)	
(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, **RONNIE E HARDING AND TAMEKA S HARDING, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAJESTIC MOUNTAIN INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** 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

Land in Davidson County, Tennessee, being Lot No 300 on the Plan of Oak Highlands, a Planned Unit Development, Section Four, as shown on plat of record in Instrument No 20040128-0010661, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot

Being the same property conveyed to Ronnie E Harding and Tameka S Harding, husband and wife by Warranty Deed from Lillian Louise Hawkins, an unmarried woman of record in Instrument No 20230117-0003186 Register's Office for Davidson County, Tennessee, dated January 12, 2023 and recorded on January 17, 2023

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat at Instrument No 20040128-0010661, and in Plat Book 6900, Page 431, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants for Oak Highlands with By-Laws appended thereto, of record in Book 7350, Page 24 as re-recorded in Book 7367, page 587 and amended in Book 8765, Page 77, Book 10181, page 986, Book 10548, Page 501, Book 10548, Page 503, Instrument Number 20000428-0042354, Instrument Number 20020725-089130 and Instrument Number 20020725-089131, Register's Office for Davidson County
- By-Laws of record in Book 8765, Page 90, in the Register's Office for Davidson County, Tennessee
- Charter for Oak Highlands HOA of record in Book 7337, Page 529, amended in Book 8765, Page 100 and Instrument No 20070807-0093758, in the Register's Office for Davidson County, Tennessee
- Storm water detention agreement of record in Book 7189, Page 379, in the Register's Office for Davidson County, Tennessee
- Deed of common areas to HOA of record in Book 7437, Page 697, Instrument Number 20000502-0044049, Instrument Number 20020619-0074183, in the Register's Office for Davidson County, Tennessee
- Dedication of Sidewalk Rights-of-Way of record in Instrument Number 20220713-0080659, in the Register's Office for Davidson County, Tennessee
- Ingress & egress easement of record in Book 1318, Page 518, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyance of record in Book 7748, Pages 408, 412, 448, 453 and Book 7893, page 334, in the Register's Office for Davidson County, Tennessee
- Sanitary sewer easement of record in Instrument Number 20001002-0097138, Instrument Number 20001002-0097139, Instrument Number 20001205-0119205 and Instrument Number 20001205-0119206, in the Register's Office for Davidson County, Tennessee

- Deed of common areas to HOA of record in Instrument Number 20000425-0041127, Instrument Number 20040217-0017737 and Instrument Number 20130523-0052438, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument Number 200105030045314, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **5729 Sonoma Trace, Antioch, Tennessee 37013**

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 19th DAY OF MAY, 2025

Ronnie E Harding

Tameka S Harding

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONNIE E HARDING, 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 19th of May, 2025

Notarized online using audio-video communication

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMEKA S HARDING, 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 19th of May, 2025

Notarized online using audio-video communication

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires 10/25/2027

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

I, Lauren Largent, 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 5/19/25 (date of document)

Affiant Signature

Date 5/19/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES. 6-8-27

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM