This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-6157-AJ

Karen Johnson Davidson County
Batch# 1278421 DEEDWARR
05/28/2025 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20250528-0041788

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2025.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-24-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Happy Nest LLC 5 Sawgrass Lane Brentwood, TN 37027	New Owner	135-12-0E-240-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Christy Vitkus Dodson, a single woman (individually and/or collectively, "Grantor"), transfer and convey unto Happy Nest LLC, a Tennessee Limited Liability Company (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 240, on the Plan of Phase Two, Nashboro Village, Tract #21, of record in Book 4660, page 159, as amended by Instrument No. 20050222~ 0018814, Register's Office for Davidson County, Tennessee, and as now included in the Horizontal Property Regime, Private Element, Nashboro Fairway Pointe, to which plan reference is hereby made for a more complete description of said unit.

Being all of the property conveyed to Christy S. Vitkus, an unmarried woman, by deed from Pamela D. Pampenella, a single woman, of record in Instrument No. 20160628-0066024, Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 28, 2016. Christy S Vitkus is now known as Christy Vitkus Dodson.

This is improved property located at: **2480 Nashboro Boulevard, Nashville, TN 37217**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 27th day of May, 2025.

GRANTOR:

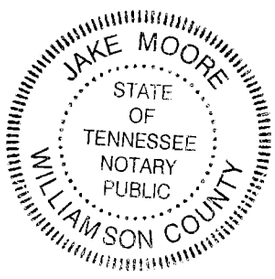
Christy Vitkus Dodson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christy Vitkus Dodson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of May, 2025.

Notary Public
My Commission expires: 9-11-26



202505280041788

Tennessee Certification of Electronic Document

I, Emma Howard, 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 5/27/2025 (date of document).

Emma Howard
Affiant Signature

5/27/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 27 day of May, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL