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WARRANTY DEED

Karen Johnson Davidson County
Batch# 1293809 DEEDWARR
07/03/2025 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,282.05
20250703-0052852

File No. CR-25-10111

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2025

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 11-08-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucy Nhu Buck	Pinnacle Bank	
(NAME) 301 Demonbreun Street, #912	(NAME) 21 Platform Way S.	093-06-0A-104.00-CO
(ADDRESS) Nashville, TN 37201	(ADDRESS) suite 2300 Nashville, TN 37203	
(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, I/we, **Smyrna Villages LLC, dba Walnut Grove Reserve, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lucy Nhu Buck, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR 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 in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominium apartment in the, Davidson County, Tennessee, known as Deed No. 912 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and amended in Instrument No. 20151203-0122000, the Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth M. Rutledge and Terry L. Rutledge, wife and husband by Warranty Deed from Richard Griffen and wife, Beverly Griffen of record in Instrument No. 20160309-0022741 Register's Office for Davidson County, Tennessee, dated March 01, 2016 and recorded on March 09, 2016.

Being the same property conveyed to Smyrna Villages, LLC, a Tennessee Limited Liability Company by Warranty Deed from Elizabeth M. Rutledge and Terry L. Rutledge, wife and husband of record in Instrument No. 20240112-0002808 Register's Office for Davidson County, Tennessee, dated January 11, 2024 and recorded on January 12, 2024.

This is property more commonly known as 301 Demonbreun Street, #912, Nashville, TN 37201.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, 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 hand this 1 day of ~~June~~ July, 2025.

Smyrna Villages LLC, dba Walnut Grove Reserve, LLC, a Tennessee Limited Liability Company

By: _____
Jeremy Harrison, Sole Member

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Broward

Before me, Zarron Brown / Notary Public of the state and county mentioned, personally appeared Jeremy Harrison, Sole Member of Smyrna Villages LLC, dba Walnut Grove Reserve, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Smyrna Villages LLC, dba Walnut Grove Reserve, LLC, the within named bargainor, a Limited Liability Company, and that such Jeremy Harrison, Sole Member of Smyrna Villages LLC, dba Walnut Grove Reserve, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Ft. Lauderdale, this 1st day of ~~June~~ July, 2025.

_____
Notary Signature

Printed Name: Zarron Brown

My commission expires: 27 MAY 28

ZARRON BROWN
Notary Public - State of Florida
Commission # HH 531096
My Comm. Expires May 27, 2028

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 July 3rd, 2025.

Affiant
Date: 7/3/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 3rd day of July, 2025

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE ANN HEDRICK