Karen Johnson Davidson County
Batch# 1297578 DEEDWARR
07/14/2025 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $363.54
20250714-0055379

WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Y-BLBRD-25-3880-50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,255.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bluebird Properties LLC	**Same as New Owner**	
(NAME)	(NAME)	
9005 Overlook Blvd		**136-03-0B-005.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **TERRE ROSSMAN AND KEVIN DUNNING, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLUEBIRD PROPERTIES LLC, A TENNESSEE 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 being located in Davidson County, Tennessee, being Townhouse No. 50, Building No. 22, and the garage therewith in a Horizontal Property Regime located on Plat of Priest Lake Condominium Townhouses, Phase 2, as of record in Plat Book 4675, pages 131 and Book 4675, Page145, 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 Terri Rossman by Warranty Deed from Beverly Stroud, unmarried of record in Instrument No. 20050304-0024067 Register's Office for Davidson County, Tennessee, dated February 28, 2005 and recorded on March 04, 2005.

Being the same property conveyed to Terre Rossman & Kevin Dunning Joint tenants by Quitclaim Deed from Terre Rossman of record in Instrument No. 20060323-0033131 Register's Office for Davidson County, Tennessee, dated March 23, 2006 and recorded on March 23, 2006.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 131 and Book 4675, Page 145, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4651, Page 412, Book 5189, Page 671, Book 4943, Page 692, Book 4979, Page 939, Book 9089, Page 757 and Instrument No. 20011025-0016633, Register's Office for Davidson County, Tennessee.
- By-Laws of Priest Lake Condominium Townhomes of record in Book 5083, Page 417; Amendment to amended and restated Bylaws of record in Book 9089, Page 765 and Book 8115, Page 838 and Book 4651, Page 420, in the Register's Office for Davidson County, Tennessee.
- Priest Lake Condominiums Townhomes Rules and Regulations of record in Book 7679, Page 173; Book 8115, Page 849; Book 9507, Page 606 and Book 9927, Page 75, 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: **3880 Priest Lake Drive Apt. 50, Nashville, Tennessee 37217**.

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 10th DAY OF JULY, 2025.

Terre Rossman

Kevin Dunning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRE ROSSMAN, 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 10th of July, 2025.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN DUNNING, 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 10th of July, 2025.

Notary Public
My Commission Expires:
(SEAL)

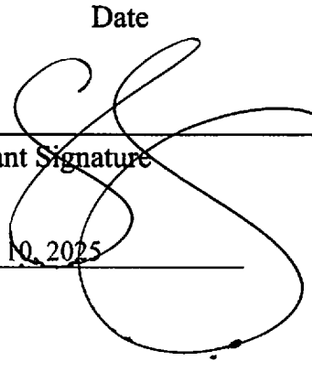
MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

CERTIFICATE OF AUTHENTICITY

I, Sydney Gleaves, 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 July 10, 2025.

Date



Affiant Signature

July 10, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of July, 2025.

Stephanie Woodall
Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

