8423

Karen Johnson Davidson County
Batch# 1298288 DEEDWARR
07/16/2025 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $7,344.50
20250716-0056298

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,985,000.00

Affiant

Subscribed and sworn to before me, this 16 day of July, 2025.

Notary Public
My commission expires:

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 6, 2027

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Serra Rental, LLC, A California limited liability company	**New Owner**	**14503004300**
1813 Pace Haven		
Franklin, TN 37069		

FOR AND IN 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 ACKNOWLEDGE, WE,

Stonehenge Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Serra Rental, LLC, A California limited liability company

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 Lot No. 13, Plan of Roselawn Estates, of record in Plat Book 2900, Page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Stonehenge Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Zachary Thomas Atkins and Emily Baird Atkins, husband and wife, dated May 16, 2024, of record in Instrument No. 20240517-0036689, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1209 Tyne Blvd, Nashville, TN 37215.

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 in 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.

_____ Date: 7-15-25
Stonehenge Properties, LLC
By: Donald Parker
It's: President

STATE OF TN
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Donald Parker** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is President of Stonehenge Properties, LLC and that he is authorized by Stonehenge Properties, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 15 day of July, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 12-2-28

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

This property does not constitute the primary residence of the Grantee and is for investment purposes only.

Certificate of Authenticity

I, Anthony N. Greco, 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 the 16 day of July, 2025.

Anthony N. Greco, Affiant — 7-16-2025
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 16 day of July, 2025

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027