(1)

WARRANTY DEED

Karen Johnson
Batch # 1300513
07/22/2025 09 04 51 AM
Fees $13 00 Taxes $1,687 20

Davidson County
DEEDWARR
2 pgs

20250722-0057536

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2025

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John Robert Loessy Jr	Primis Mortgage Company	121-04-0-E-001 00 CO
(NAME)	(NAME)	
2034 Pleasant Cove	5535 Currituck Dr , Ste 120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Wilmington, NC 28403	
(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, **Platinum Invest, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Robert Loessy, Jr. and Amy Kathleen Loessy, a married couple,** 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

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Being Unit 2032A as shown on Plat, being Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 2032 Pleasant Cove, a Horizontal Property Regime with Private Elements, of record in Instrument No 20240617-0045218, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof

Being a portion of the same property conveyed to Platinum Invest, LLC, a Tennessee limited liability company, by Warranty Deed dated July 20, 2021, from Steven E Graffeo, designated agent for Stassi D Cramm, Presiding Bishop as trustee in trust for the Reorganized Church of Jesus Christ of Latter Day Saints a/k/a Community of Christ, of record in Instrument No 20210723-0098984, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 2034 Pleasant Cove, Nashville, TN 37214
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; All matters shown in Declaration of Covenants, Conditions and Restrictions, Plat, By-Laws and all exhibits thereto of record in Instrument No. 20240617-0045218; All matters appearing on the plat of record in Instrument No. 20240108-0001577; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20221006-0110241; Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20240403-0023320; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 11th day of July, 2025

PLATINUM INVEST, LLC

By Bryan D Spicer
Its Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Platinum Invest, LLC, a Tennessee limited liability company and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent

WITNESS my hand and official at Franklin, Tennessee, seal this 11th day of July, 2025

Notary Public
My Commission Expires

File No 39483

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027