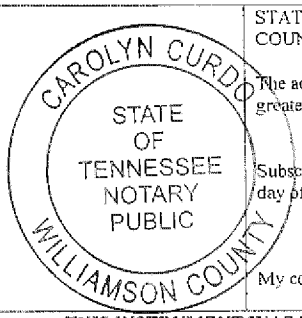
Karen Johnson Davidson County
Batch# 1300918 DEEDWARR
07/23/2025 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,692.75
20250723-0058177

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $457,500.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2025.

Notary Public

My commission expires: 11-14-28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Megan E. Hershey	CMG Mortgage Inc. dba CMG Home Loans	142-09-0H-011.00-CO
8949 Sawyer Brown Road	3160 Crow Canyon Rd., Suite 400	
Nashville, TN 37221	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PRO31 PROPERTY GROUP INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEGAN E. HERSHEY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 8949, on the Plan of River Plantation Phase, Section IX, Phase I, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plan of River Plantation, Phase I, Section IX, Condominium Apartments, of record in Plat Book 7900, Page 98, as corrected by Surveyor's Certificate of Correction of record in Book 8123, Page 692, in the Register's Office for Davidson County, Tennessee, and described in a Master Deed and By-Laws of record in Book 8061, Page 341, as amended in Book 9326, Page 713, and as supplemented and amended in Instrument No. 20041124-0140994, and By-Laws as amended in Instrument No. 20180501-0041146, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dieter K. Hillebrand and wife, Diana Hillebrand by Warranty Deed from Donald R. Magee and wife, Lou C. Magee of record in Instrument No. 20060905-0108949, in the Register's Office for Davidson County, Tennessee, dated August 24, 2006 and recorded on September 05, 2006.

Being the same property conveyed to Davdes Investments, LLC by Warranty Deed from Ingrid Strzelczyk of record in Instrument No. 20250225-0013742 Register's Office for Davidson County, Tennessee, dated February 20, 2025 and recorded on February 25, 2025.

Being the same property conveyed to Pro31 Property Group Inc., a Tennessee Corporation by Warranty Deed from Davdes Investments, LLC of record in Instrument No. 20250225-0013750 Register's Office for Davidson County, Tennessee, dated February 20, 2025 and recorded on February 25, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 8949 Sawyer Brown Road, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of July, 2025.

Pro31 Property Group Inc., a Tennessee Corporation

By: _____

Tonia Marrero, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tonia Marrero, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Signer of Pro31 Property Group Inc., a Tennessee Corporation, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 22nd day of July, 2025.

_____
Notary Public

My Commission Expires: 1·24·25

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

Tennessee Certificate of Electronic Document

I, Jonathan Roy Perry, 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 the law on July 22, 2025 (date of document).

Settlement Agent:

McMichael & Gray, PC

Signature

7/22/2025

Date

State of Tennessee

County of Williamson

Personally appeared before me, Carolyn Curdo, a notary public for this county and state, Jonathan Roy Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. Sworn and subscribed before me 22nd day of July, 2025.

Notary Public

My Commission Expires: 11-14-2028

(NOTARY SEAL)

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).