Karen Johnson Davidson County
Batch# 1301814 DEEDWARR
07/24/2025 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250724-0058549

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is ~~$750,000.00~~.

Affiant

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Notary Public
My commission expires: 3-20-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Scott Wages	New Owner	072-05-0V 006.00
329 Sliders Knob Ave		
Franklin, TN 37067		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, K PROPERTIES, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SCOTT WAGES, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Situated in Davidson County, Tennessee, being Unit F of The Townhomes at Vivian, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration Establishing a Horizontal Property Regime for The Townhomes at Vivian of record in Instrument No. 20231019-0081949, as amended in Instrument No. 20231222-0098977, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of The Townhomes at Vivian, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20231019-0081949, as amended in Instrument No. 20231222-0098977, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being part of the same property conveyed to K Properties LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Southeast CG, LLC, a Tennessee Limited Liability Company and 9th Avenue Nashville, LLC, a Tennessee Limited Liability Company, dated 04/30/2024 and recorded 05/02/2024 in Instrument No. 20240502-0032279, in the Register's Office of Davidson County, Tennessee.

Also being part of the same property conveyed to K Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Allurant Homes, LLC, a Tennessee Limited Liability Company, dated 05/09/2022 and recorded 05/18/2022 in Instrument No. 20220518-0057192, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 306 Normans Ct., Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22nd day of July, 2025.

K Properties, LLC

BY: _____

Thomas Medlin III, Sole Member

STATE OF TENNESSEE ,
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas Medlin III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Sole Member of the within named bargainor, a LLC, and that he, as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Thomas Medlin III as such Sole Member.

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

My commission expires: 6/14/2026

_____
Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/22/25.

Affiant Signature

7/24/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY