Karen Johnson Davidson County
Batch# 1310276 DEEDWARR
08/15/2025 07:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20250815-0064970

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

DM-CR-25-700

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason Seinfeld and Andrea Smith	**Guild Mortgage Company, LLC**	
(NAME) **700 Centerpoint Lane**	(NAME) **PO Box 1788**	**091-15-0E-029.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Springfield, OH 45501-1788**	
(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, **DANICA GROSKO SUEDEKUM AND JOHN CHRISTOPHER SUEDEKUM, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON SEINFELD AND ANDREA SMITH, A MARRIED COUPLE,** 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:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit 29, Richland Station, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Richland Station, of record in Instrument No. 20140213-0012916, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plait of Richland Station, attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Richland Station provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units

Being the same property conveyed to Danica Renee Grosko, Unmarried by Warranty Deed from Steven Kenney and Kristen Kenney, Husband and Wife of record in Instrument No. 20210503-0058931 Register's Office for Davidson County, Tennessee, dated April 29, 2021 and recorded on May 03, 2021.

Danica Renee Grosko has since married and is now known as Danica Grosko Suedekum. John Christopher Suedekum, spouse of Danica Grosko Suedekum, hereby joins in this conveyance and does transfer and convey any and all marital interest he/she may have in and to the above-described tract or parcel of land.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20140220-0014719, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 421, Page 18, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140213-0012916, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20131122-0120386, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20140213-0012915, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers/Storm Drainage of record in Book 5756, Page 615, in the Register's Office for Davidson County, Tennessee.
- Storm Water Easement of record in Book 1711, Page 486, in the Register's Office for Davidson County,

Tennessee.
• Unrecorded Sewer Easement referenced in Book 7791, Page 254, and Book 4418, Page 756, in the Register's Office for Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **700 Centerpoint Lane, Nashville, Tennessee 37209**.

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 14 DAY OF AUGUST, 2025.

Danica Grosko Suedekum

John Christopher Suedekum by Danica Grosko Suedekum as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANICA GROSKO SUEDEKUM, 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 14th of August, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANICA GROSKO SUEDEKUM, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JOHN CHRISTOPHER SUEDEKUM, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 14th of August, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Tammy Carney,** 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 this the 14 day of August, 2025.

Affiant Signature

Date 8.14.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027