Register Return To:
Land Title South
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

25-CD-246

WARRANTY DEED

Karen Johnson
Batch # 1310467
08/15/2025 10:41:46 AM
Fees: $18.00 Taxes: $925.00
Davidson County
DEEDWARR
3 pgs
20250815-0065149

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SUSAN HARVILLE
NOTARY PUBLIC
TENNESSEE
My Comm Exp. June, 17, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Dr., Ste 400, Franklin, TN 37067

File No.: 25-CD-246

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Werner Groos and Dana Williamson Groos, and Michael Williamson Groos	New Owner	142060A12600CO
(NAME) 143 Riverwood Dr	(NAME) 143 Riverwood Dr	
(ADDRESS) Franklin, TN 37069	(ADDRESS) Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty Thousand And No/100 Dollars ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, UTAH HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL WERNER GROOS AND WIFE, DANA WILLIAMSON GROOS, AS TO A 90% UNDIVIDED INTEREST AND MICHAEL WILLIAMSON GROOS, AS TO A 10% UNDIVIDED INTEREST, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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:

Located in Davidson County, Tennessee; Being Building 7, Unit 126 and Garage No. 4, Plan of Peppertree Creekside Meadows Condominiums, as Established under Master Deed and Bylaws of record in Book 4834, page 257, as amended in Book 4984, page 174; Book 5045, page 800; Book 5086, page 80; Book 5259, page 5; Book 6535, page 723; Book 6874, page 354 and Book 7610, page 973, and as shown on the plat recorded in Book 4675, pages 128-130, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit,

together with an undivided interest in the common elements as shown on said Master Deed.

Being the same property conveyed to Utah Holdings, LLC by Quitclaim Deed from 615 Properties, LLC, dated February 28, 2018, recorded March 1, 2018, of record in Instrument No. 20180301-0019165, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to 615 Properties, LLC by Warranty Deed from Michelle M. Petree Sutton, dated November 29, 2016, recorded November 30, 2016, of record in Instrument No. 20161130-0125431, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 810 Bellevue Rd #126, Nashville, TN 37221
(House No.) (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 made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 13 day of August, 2025.

Utah Holdings, LLC

BY: _____
James Loftis
Member

BY: _____
Jennifer Loftis
Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared James Loftis and Jennifer Loftis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Utah Holdings, LLC the within named bargainor, a limited liability company and that they as such Members, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by themselves as Members.

Witness my hand, at office, this 13 day of August 2025.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June, 17, 2026
COUNTY OF WILLIAMSON