Karen Johnson Davidson County
Batch# 1317844 DEEDWARR
09/03/2025 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250903-0070321

8587

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

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
Serra Rental, LLC	Same as new owner	142-02-0-A-212.00 CO
(NAME)	(NAME)	
1813 Pace Haven		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Gary Dillard, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Serra Rental, LLC, a California limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 No. 212 of The Arlington at Williamsburg Office Park Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 8023, Page 735, and as amended in Book 8166, Page 636, and in Book 10266, Page 702 and in Book 10398, Page 879, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed, as amended. Said Unit being also depicted on the site-plan attached as exhibit to said Master Deed, as amended. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Arlington at Williamsburg Office Park Condominiums provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned site-plan attached as exhibit to said Master Deed, as amended, 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 Unit.

Being the same property conveyed to Gary Dillard, a married man and Thomas Cartwright, a married man, by Warranty Deed from James C. Wilson, Jr. and wife, Jenny L. Wilson, dated January 31, 2023, of record in Instrument No. 20230203-0007893, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Gary Dillard, a married man, by QuitClaim Deed dated December 8, 2023, from Thomas Cartwright, a married man, of record in Instrument No. 20231213-0096248, Register's Office for Davidson County, Tennessee.

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 Grantees; Master Deed of record in Book 8023, page 735, amended in Book 8166, page 636; Book 10266, page 702; Book 10398, page 897; Instrument No. 20031003-0146673, Instrument No. 20041105-0133832, Instrument No. 20180215-0014837, Instrument No. 20190730-0075128, Instrument No. 20211222-0169315 and Instrument No. 20230223-0012920; plat of record in Book 7900, page 131; Declaration of Covenants, Conditions and Restrictions of record in Book 7860, page 964 and as supplemented and amended in Instrument No. 20040528-0062845; Articles of Incorporation/Charter of record in Book 7988, page 952; Easement for water line of record in Book 7803, page 666; Agreement and Release of record in Book 10569, page 588 and Book 11438, page 868; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8122 Sawyer Brown Rd., Suite 212, Nashville, TN 37221
(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 GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 2nd day of September, 2025.

Gary Dillard

Gary Dillard

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, Gary Dillard, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 2nd day of September, 2025.

Notary Public
My Commission Expires: 1-31-2026

File No.: 39625

MELANIE DURARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 1-31-2026

Certificate of Authenticity

I, Anthony N. Greco, 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 the 5 day of Sept, 2025.

9-5-2025

Anthony N. Greco, Affiant — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 5 day of Sept, 2025

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires: JULY 17, 2027