WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES 7-2-29

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson
Batch # 1321566
09/12/2025 03 23 14 PM
Fees $13 00 Taxes $887 63

Davidson County
DEEDWARR
2 pgs

20250912-0073079

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)
Pamela Singleton	**United Community Bank**	
(NAME)	(NAME)	
612 Churchill Crossing	**P.O. Box 670**	**034-03-0B-612 00-CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Blairsville, GA 30514**	
(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, **RICHARD BLOCK, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAMELA SINGLETON, SINGLE,** 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

Land in Davidson County, Tennessee, being Unit No 612, of Churchill Crossing, a Horizontal Property Regime, Established by the Master Deed and By- Laws of record in Book 7792, Page 915, as amended in Book 7804, Page 616, Book 7845, Page 540, Register's Office for Davidson County, Tennessee, The Plat of which is of Record in Plat Book 7900, Page 25, said Register's office, and by the Third Amendment to the Master Deed of Record in Book 10635, Page 110, Book 10996, page 199 and Instrument No 20050829-103075, said Register's office to which Reference is hereby made for a Complete and Accurate Description of said Unit

Being the same property conveyed to Richard Block by Warranty Deed from DTR Homes, LLC, a California Limited Liability Company of record in Instrument No 20250106-0000776 Register's Office for Davidson County, Tennessee, dated December 23, 2024 and recorded on January 06, 2025

The subject property was not the marital residence of the grantor

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 7900, Page 25, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 7792, Page 915, Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110, Book10996, Page 199 and Instrument No 20050829-0103075, Register's Office for Davidson County, Tennessee
- Charter of record in Book 7788, Page 924, in the Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Book 10779, Page 627, and Book 7410, Page 379, in the Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 7792, Page 915 (at Page 938), in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **612 Churchill Crossing, Madison, Tennessee 37115**

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 29th DAY OF AUGUST, 2025

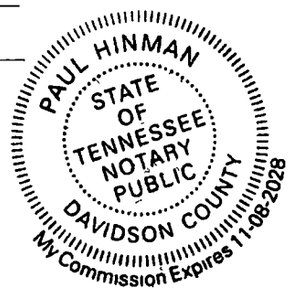
Richard Block

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD BLOCK, 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 29th of August, 2025

Notary Public
My Commission Expires _____
(SEAL)



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