WARRANTY DEED

Karen Johnson Davidson County
Batch# 1322676 DEEDWARR
09/16/2025 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250916-0073650

File #25-TC-0320-2109

(SEAL)
KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford (KP)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF September, 2025.

Notary Public
MY COMMISSION EXPIRES: 8/21/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mundi Keene	New Owner	
(NAME)	(NAME)	
320 Old Hickory Boulevard, Apt. 2109		**128 12 0A 096.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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,

KRISTIN L. HIGBEE, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MUNDI KEENE, a Single Woman

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 96, Building No. 21, on the Plan of SECTION 4, PHASE 1B, EAGLE RIDGE AT THE RESERVE CONDOMINIUMS, a horizontal property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code annotated, and as established by a Master Deed and By-laws, of record in Instrument No. 20011011-0110875, as supplemented and amended by supplement and amendment no. 18, to the Master Deed, of record in Instrument No. 20030108-0003691, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set for forth in said Master Deed, reference is hereby made to the plat of EAGLE RIDGE AT THE RESERVE CONDOMINIUMS as shown on exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Kristin L. Higbee, by Warranty Deed from Robert W. Thrash, unmarried, of record in Instrument No. 20120829-0078004, in the Register's Office of Davidson County, Tennessee, dated August 23, 2012, and recorded on August 29, 2012.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT, ROBERTSON HIGHLANDS, as recorded in Plat Book 7900, Page 896.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION OF SUBDIVISION OF PHASE 1 NASHVILLE HIGHLANDS, as recorded in Instrument No. 20010201-0009806.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECOND REVISION OF SUBDIVISION OF PHASE 1 NASHVILLE HIGHLANDS, A PLANNED UNIT DEVELOPMENT, as recorded in Instrument No. 20020319-0033865.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing EAGLE RIDGE AT THE RESERVE Condominium of record in Instrument No. 20011011-0110875 and Supplement and Amendment recoreded in Instrument No. 20030108-0003691; also subject to easements, rights and interests in favor of other unit owners, and 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.

* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010116- 0004521.
* Easement recorded in Book 5074, Page 945; Book 7861, Page 559; Book 8083, Page 534; Instrument No. 20140924-0087653 and Instrument No. 20180611-0055669.
* Easement for Declaration of Reciprocal Access and Maintenance, recorded in Instrument No. 20191001-0100109.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20001103- 0109348.
* Charter for The Reserve Service Association, Inc. recorded as Instrument No. 20010926-0104193, as being amended in Instrument No. 20120222-0015119.
* Charter for Eagle Ridge at The Reserve Homeowners' Association, Inc. recorded as Instrument No. 20010112-0003836, as being Amended in Instrument No. 20010112-0003839.
* Resolution of All Members of Eagle Ridge at The Reserve, LLC, a Tennessee Limited Liability Company recorded in Instrument Nos. 20010720-0077384 and 20010720-0077385.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **320 Old Hickory Boulevard, Apt. 2109, Nashville, TN 37221**.

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 10th day of September, 2025.

Kristin L. Higbee

STATE OF CO
COUNTY OF Mesa

On this 10th day of September, 2025, before me personally appeared Kristin L. Higbee, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of September, 2025.

Notary Signature
My commission expires: 04/09/27

CARISSA DAVIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944019549
MY COMMISSION EXPIRES APRIL 9, 2027

Tennessee Certification of Electronic Document

I, Emma Howard, 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 9-15-2025 (date of document).

Affiant Signature

9-15-2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15 day of September, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL