WARRANTY DEED

Karen Johnson Davidson County
Batch# 1326178 DEEDWARR
09/24/2025 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20250924-0076074

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

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
Brennan Keller	**New Owner**	121-04-0-G-002.00 CO
(NAME)	(NAME)	
1321 Island View Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Platinum Invest, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brennan Keller, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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 Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 1321B as shown on Plat, being Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 1321 Island View Court a Horizontal Property Regime with Private Elements, of record in Instrument No. 20240617-0045385, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Platinum Invest, LLC, a Tennessee limited liability company, by Warranty Deed dated July 20, 2021, from Steven E. Graffeo, designated agent for Stassi D. Cramm, Presiding Bishop as trustee in trust for the Reorganized Church of Jesus Christ of Latter Day Saints a/k/a Community of Christ, of record in Instrument No. 20210723-0098984, Register's Office for Davidson County, Tennessee; and by Quitclaim Deed of record in Instrument No. 20210729-0101882, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1321 Island View Court, Nashville, TN 37214
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 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; Declaration of Covenants, Conditions and Restrictions, Plat, By-Laws, Charter and all exhibits, thereto, of record in Instrument No. 20240617-0045385; All matters appearing on the plat of record in Instrument No. 20240108-0001577; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20221006-0110241; Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20240403-0023320; All matters appearing on the plat of record in Book 5967, page 158; Ingress/Egress Easement of record in Instrument No. 20210729-0101882; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 17th day of September, 2025.

PLATINUM INVEST, LLC

_____

By: Bryan D. Spicer
Its: Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Platinum Invest, LLC, a Tennessee limited liability company and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 17th day of September, 2025.

_____

Notary Public
My Commission Expires: _____



File No.: 39638

Certificate of Authenticity

I Adde Dilworth, 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 **September 17, 2025**.

Date

Affiant Signature — **09/17/2025** Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **17th** day of **September**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)