Karen Johnson Davidson County
Batch# 1341756 DEEDWARR
11/03/2025 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20251103-0087585

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

File No.: RES-25-5210Asal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Krugel and Carson Kuhl	**New Owner**	091 11 0H 001.00 CO
(NAME)	(NAME)	
5210 Georgia Avenue, Unit A Nashville, TN 37209		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **RED RIVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SARAH KRUGEL, UNMARRIED AND CARSON KUHL, UNMARRIED, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 5210 Georgia Avenue, a Horizontal Property Regime, of record in Instrument No. 20240820-0063870, as amended in Instrument No. 20251006-0079650, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "1" to said Declaration Amendment; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Red River Development, LLC, a Tennessee Limited Liability Company, from GMAT Holdings, GP, a Tennessee General Partnership, by Warranty Deed dated August 16, 2024, recorded August 20, 2024, in Instrument No. 20240820-0063869, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 5210 Georgia Avenue, Unit A, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (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 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 31st day of October, 2025.

Red River Development, LLC, a Tennessee Limited Liability Company

By: _____, Adam Agt
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Natalie A. McKee of the state and county mentioned, personally appeared Adam G. LaFevor, Authorized Agent of Red River Development, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Red River Development, LLC, the within named bargainor, a Limited Liability Company, and that such Adam G. LaFevor, Authorized Agent of Red River Development, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Davidson County, Tennessee, this 31st day of October, 2025.

_____
Notary Signature

Printed Name: Natalie A. McKee

My commission expires: 10/20/2026

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Alli Pinkston, 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 **October 31, 2025**.

Date

Alli P

Affiant Signature

11/3/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County