WARRANTY DEED

Karen Johnson
Batch # 1343219
1/10/2025 09 59 38 AM
Fees $13 00 Taxes $2,910 05
20251110-0089312
Davidson County
DEEDWARR
2 pgs



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $786,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2025

Notary Public

MY COMMISSION EXPIRES: 4/26/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Drake D Tigges	Drake D Tigges	70-7-1A-1
(NAME)	(NAME)	
913 West Trinity Lane	913 West Trinity Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20251625

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, I/we, **Enchanted Developments, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Drake D. Tigges,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Certain real property situate in Davidson County, Tennessee, and described as follows

Being Unit No 915A on the Plan of The Haynes Royale, a Horizontal Property Regime With Private Elements, depicted in Exhibit B of the Declaration of Covenants, Conditions and Restrictions of record in Plat at Inst. No 20220524-0060008, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING a portion of the same property conveyed to Enchanted Development, LLC, a Tennessee limited liability company, by Warranty Deed from the State of Tennessee, dated 07/03/2013 and filed of record in Inst No 20130710-0071388, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act as set out in Section 66-27-101 et seq Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof, to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Haynes Royale and filed of record in Inst No. 20220524-0060008, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to:

Maintenance Agreement of Stormwater Management Facilities of record in Inst. No. 20241014-0079471, Register's Office for said County

Sanitary Sewer Easement of record in Book 7790, page 428, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 913 West Trinity Lane, Nashville, TN 37207
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 7th day of November, 2025

Enchanted Developments, LLC

BY: _____
James Landon Frazier
Sole Member

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared James Landon Frazier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of Enchanted Developments, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member (or other authorized officer)

Witness my hand, at office, this 7th of November, 2025

_____
Notary Public
My Commission Expires: 4/26/26

