Karen Johnson Davidson County
Batch# 1352911 DEEDWARR
12/02/2025 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20251202-0095554

SHANNON R. RICHARDSON NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $395,000.00. Affiant Subscribed and sworn to before me, this 1st day of ~~November~~ Dec, 2025. Notary Public My commission expires: 3-20-2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bill F. Sumners and Donna J. Sumners	**New Owner**	**118-04-0B-102.00CO**
1408 Primrose Lane		
Franklin, TN 37064		

FOR AND IN 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, WE,

553 Rosedale Avenue LLC, a Michigan Limited Liability Company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bill F. Sumners and Donna J. Sumners, tenants in common with rights of survivorship,

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:

Land in Davidson County, Tennessee, being Unit No. 102 on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20071120-0135916, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to 553 Rosedale Avenue LLC, a Michigan limited liability company, by deed from Is The Tide Going To Reach My Chair LLC, a Michigan limited liability company, of record in Instrument No. 20160120-0005768, dated December 2, 2015, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Charter for Homeowners Association of record in Instrument No. 20071120-0135915, in the Register's Office for Davidson County, Tennessee.
c. Sanitary Sewer Easement of record in Instrument No. 20070614-0071114, in the Register's Office for Davidson County, Tennessee.
d. All matters of record in Instrument No. 20060502-0050289, in the Register's Office for Davidson County, Tennessee.
e. Restrictive covenants contained in an instrument of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee.
f. Subject to rights of others in and to common areas/elements.
g. Subject to lien for special assessment contained in DCCR's/Master Deed.
h. Subject to HOA dues- if any.
i. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 553 Rosedale Avenue, #102, Nashville, TN 37211.

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 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 GRANTEES, 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 25 day of November, 2025.

553 Rosedale Avenue LLC, a Michigan Limited Liability Company

By: _____
Ian W. Daykin, Manager

STATE OF Michigan
COUNTY OF Oakland

Before me, the undersigned, of the state and county mentioned, personally appeared Ian W. Daykin, Manager of 553 Rosedale Avenue 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 Manager of 553 Rosedale Avenue LLC, the within named bargainor, a Limited Liability Company, and that such Ian W. Daykin, Manager of 553 Rosedale Avenue LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, this 25 day of November, 2025.

Henderson-Hopkins
Notary Signature
My commission expires: 02/08/28

File #: 25-569

T. HENDERSON-HOPKINS
NOTARY PUBLIC - MICHIGAN
OAKLAND COUNTY
ACTING IN THE COUNTY OF Oakland
MY COMMISSION EXPIRES 02/08/28

Certificate of Authenticity

I, Alicia Hamilton, 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

11/25/25.
Date

Affiant Signature

12/1/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1st day of Dec, 2025.

Notary's Signature

My Commission Expires: 3-20-2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON