Karen Johnson Davidson County
Batch# 1355721 DEEDWARR
12/09/2025 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $451.40
20251209-0097754

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford BS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/24/2028
(AFFIX SEAL)

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

DM-BR-25-420-D1

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rios Home Builders, LLC	**New Owner**	
(NAME)	(NAME)	**133-14-0A-050.00-CO**
625 Bakers Bridge Ave Ste 105-27 (ADDRESS)	(ADDRESS)	
Franklin, TN 37067 (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, **ASHLEY LOMAX, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RIOS HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Unit No. D-1, on the plan of The Village at Grassmere (f/k/a Oakcrest Condominiums), created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5884, page 960, as amended by Instrument(s) of record in Book 9559, page 939; Instrument No. 20041102-0131823 and Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit a set forth in exhibit A-1 of said Master Deed, reference is hereby made to the plat of Oakcrest Condominiums of record in Book 5200, page 413, Register's Office for Davidson County, Tennessee for a more complete description of said unit.

Being the same property conveyed to Ashley Lomax, an unmarried woman by Warranty Deed from Mitchell Cybularz, unmarried of record in Instrument No. 20220617-0069900 Register's Office for Davidson County, Tennessee, dated June 13, 2022 and recorded on June 17, 2022.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from 12/05/2025. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than $146,400.00 until 90 days from 12/05/2025. These restrictions shall run with the land are not personal to the Grantee.

This conveyance is. After this subject to:
• Taxes for the year 2025, a lien not yet due and payable.
• Subject to all matters shown on the Plan of Oakcrest Condominium of record in Plat Book 5200, Page 413, Register's Office of Davidson County, Tennessee.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Village At Grassmere f/k/a Oakcrest Condominiums of record in Book 5884, page 960, as amended in Book 9559, page 939, Instrument No. 19941230-9559939, Instrument No. 1999123-09959939, Instrument No. 20041102-0131823, Instrument No. 20060630-0078687, and as amended and restated in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee.
• By-Laws for Oakcrest Condominium and Oakcrest Condominium Association, Inc. appended to the aforementioned Master Deed as Exhibit "B", of record in Book 5884, Page 996, Register's Office for Davidson County, Tennessee.
• Charter of Oakcrest Condominium Association, Inc. of record in Book 5860, Page 930, Register's Office for

Davidson County, Tennessee.
• Lease Agreements of record in Book 11578, Page 203, Instrument No. 20000517-0049769, Instrument Number 20061024-0131561, Instrument Number 20061024-0131560, Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Book 7233, Page 802, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **420 Elysian Fields Road #D1, Nashville, Tennessee 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 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 5th DAY OF DECEMBER, 2025.

Ashley Lomax

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY LOMAX, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of December, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, CARLY WOODRING, 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 12/5/2025 (date of document).

Affiant Signature

12/5/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

