This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $245,000.00.

Affiant

Subscribed and sworn before me this the 16th day of March, 2026.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1393426 DEEDWARR
03/16/2026 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20260316-0020927

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Happy Nest, LLC	New Owner	162-12-0B 082.00
5 Sawgrass Ln.		
Brentwood, TN 37027		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RONALD H. RICHEY, TRUSTEE OF THE RONALD H. RICHEY LIVING TRUST, DATED JULY 16, 2020, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HAPPY NEST, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 12B, as shown on the Final Plat, Villas at Belle Parke, Phase II of record in Boundary Plat in Instrument Number 20020722-0087814, and on the Plan of the Villas at Belle Parke, Phase II, a Horizontal Property Regime, filed as an Exhibit to the Amendment to the Master Deed and By-Laws of record in Instrument 20040218-0018915, which amends the Master Deed and By-Laws of record in Instrument Number 20020911-0110959, amended in Instrument Numbers 20021025-0130922 and 20030515-0066792, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant lo said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Ronald H. Richey, Trustee of the Ronald H. Richey Living Trust, dated July 16, 2020, by Warranty Deed from Lucky Charousapha and Jimmy Charousapha, dated 12/2/2021 and recorded 12/6/2021 in Instrument No. 20211206-0161172, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1345 Bell Road #433, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 16th day of March, 2026.

RONALD H. RICHEY, TRUSTEE OF THE RONALD H. RICHEY LIVING TRUST, DATED JULY 16, 2020

RONALD H. RICHEY, TRUSTEE

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared RONALD H. RICHEY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the TRUSTEE of the within named bargainor, a TRUST, and that he, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said RONALD H. RICHEY as such TRUSTEE.

Witness my hand and official seal this 16th day of March, 2026.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 3.16.2026. (date of document).

Affiant Signature

3/16/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

