Karen Johnson Davidson County
Batch# 1415574 DEEDWARR
05/05/2026 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260505-0040093

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $360,000.00

Kristen Spann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 2026.

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Irene Kennedy
Notary Public

MY COMMISSION EXPIRES: 10/20/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Sage Tichenor	ResiCentral, LLC	049-15-0I-002-00
(NAME) 727 Flint Ridge Drive	(NAME) 19417 Shumard Oak Drive, Unit 102	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Land O' Lakes, FL 34638	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, BIR, LLC, a Tennessee Limited Liability Company, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Sage Tichenor, am unmarried person, "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 725 Flint Ridge, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220414-0043252, 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 a portion of the same property conveyed to Brent I. Riley by Warranty Deed from Rhonda Faye Transley, unmarried of record in Instrument No. 20210830-0116480 Register's Office for Davidson County, Tennessee, dated August 26, 2021 and recorded on August 30, 2021.

Being a portion the same property conveyed to BIR, LLC, a Tennessee limited liability company by Quit Claim Deed from Brent I. Riley of record in Instrument No. 20220414-0043251 Register's Office for Davidson County, Tennessee, dated April 13, 2022 and

recorded on April 14, 2022.

Being a portion of the same property conveyed to Brent I. Riley by Quit Claim Deed from BIR, LLC, a Tennessee limited liability company of record in Instrument No. 20230808-0061511 Register's Office for Davidson County, Tennessee, dated August 8, 2023 and recorded on August 8, 2023.

Scriveners Affidavit recorded in Instrument No. 20231102-0085947 in aforementioned Register's Office.

Being the same property conveyed to BIR, LLC, a Tennessee limited liability company by Quit Claim Deed from Brent I. Riley of record in Instrument No. 20250129-0006901 Register's Office for Davidson County, Tennessee, dated January 28, 2025 and recorded on January 29, 2025.

Scriveners Affidavit record in Instrument No. 20250131-0007324 in aforementioned Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 727 Flint Ridge Drive, Whites Creek, TN 37189

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of May, 2026.

BIR, LLC, a Tennessee Limited Liability Company

By: _____
Brent I. Riley, Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Vanessa Cortner of the state and county mentioned, personally appeared Brent I. Riley, Manager of BIR, 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 BIR, LLC, the within named bargainor, a Limited Liability Company, and that such Brent I. Riley, Manager of BIR, 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, at office in Davidson, this 4th day of May, 2026.

Vanessa Cortner
Notary Signature

Printed Name: Vanessa Cortner

My commission expires: 05-08-2028

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Kimbra Spann, 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 5/4/2026.

Date

Affiant Signature

5/4/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of May, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY