Karen Johnson Davidson County
Batch# 544021 DEEDWARR
12/31/2020 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $3,734.34
20201231-0155177

Warranty Deed

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,009,289.00

Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2020

Notary Public

My commission expires 09-02-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Gaines P. Sturdivant, II	Pinnacle	131-12-0B1-002.00-CO
1110B Biltmore Drive	128 Franklin Rd	
Nashville, TN 37204	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LYNN H. STURDIVANT, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GAINES STURDIVANT, II, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 B, of 1110 Biltmore Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1110 Biltmore Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140904-0080946, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1110 Biltmore Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140904-0080946, and By-laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jesse Weaver and Jolene Weaver, husband and wife by Warranty deed from Tim Reynolds, unmarried of record in Instrument No. 20170922-0097316 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on September 22, 2017.

Being the same property conveyed to Lynn H. Sturdivant by Warranty deed from Jesse Weaver and Jolene Weaver, husband and wife of record in Instrument No. 20190801-0076219 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 01, 2019.

This being investment property only, having never been the personal residence of grantor at any time. Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1110B Biltmore Drive, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of December, 2020.

Lynn H. Sturdivant

Lynn H. Sturdivant

STATE OF MISSISSIPPI
COUNTY OF Rankin

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

Witness my hand and seal this 22 day of December, 2020.

Melissa Rogers

Notary Public

My Commission Expires: Dec. 5, 2021

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 107405
MELISSA ROGERS
Commission Expires
Dec. 5, 2021
RANKIN COUNTY

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

