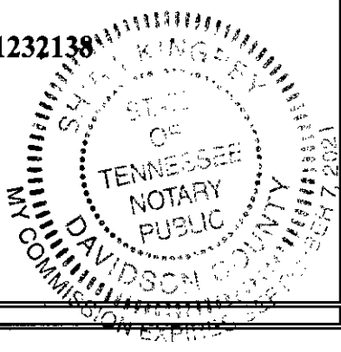
| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 201232138** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $803,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 29th day of January, 2021.<br><br>Notary Public<br>My Commission Expires: |




Karen Johnson Davidson County
Batch# 564839 DEEDWARR
02/01/2021 09:39:24 AM 2 pgs
Fees: $13.00 Taxes: $2,971.10

20210201-0013913

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Whitney Lauren Hall<br>919A Woodmont Blvd<br>Nashville TN 37204 | New Owner | Tax Parcel ID No.<br>118 09 0U 002.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, **and other good and valuable considerations, the receipt of which is hereby acknowledged, Nikkin Construction, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Whitney Lauren Hall**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of Homes at 919 Woodmont, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 919 Woodmont, a Horizontal Property Regime, of record in Instrument Number 20190913-0093201, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Nikkin Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed from Catherine F. Stallings, unmarried, of record in Instrument No 20161025-0112763 in the Register's Office of Davidson County ,Tennessee, dated October 24, 2016 and recorded on October 25, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodmont Boulevard Section of Marengo Park, as recorded in Plat Book 1130, Page(s) 2.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190913-0093201.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1113, Page 296.

This is improved property located at 919A Woodmont Blvd Nashville TN, 37204

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 29th day of January, 2021.

Nikkin Construction, LLC

BY:_____
Nicole Bird, Chief Manager and Sole Member

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole Bird, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is Chief Manager and Sole Member of Nikkin Construction, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 29th day of January 2021.

_____
Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021