Karen Johnson Davidson County
Batch# 587654 DEEDWARR
03/09/2021 10:30:47 AM 2 pgs
Fees: $13.00 Taxes: $1,176.60
20210309-0030752

Name and Address of New Owner:
James Wesley Hilborn, Tammy Hilborn, and Jamie Nicole Hilborn
4505 Harding Pike
Apt 141
Nashville, TN 37205

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 116030B14100CO

WARRANTY DEED

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, **Katherine Rieger, single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto James Wesley Hilborn, Tammy Hilborn, and Jamie Nicole Hilborn, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 141 as shown on the Plat of Royal Oaks Apartments, Condominium Apartments, of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended in Tennessee Code Annotated, and as established by the Master Deed and Charter for 4505 Harding Road Homeowners' Association, of record in Book 5282, page 501, Book 5282, page 972, and amended in Book 5673, page 622, said Register's Office, together with an undivided 1.069% interests in common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Katherine Rieger, single woman by Warranty Deed from Thomas Manley Pritchett, Jr. and wife, Laura T. Pritchett dated December 12th 2014 and recorded December 17th 2014 of record in Instrument No. 20141217-0115538, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4505 Harding Pike, Apt 141, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

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 8th day of March, 2021.

Katherine Rieger (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2021, before me personally appeared Katherine Rieger, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of March, 2021.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Notary Signature
My commission expires: 11-8-21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$318,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

Sworn to and subscribed before me this
8th day of March, 2021.

Notary Public
My commission expires: May 9 2023
File No. 21-1794