Prepared by:

615 Title, LLC
807 Bradford Ave
Nashville, Tennessee 37204

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 588018 DEEDWARR
03/09/2021 03:46:03 PM 2 pgs
Fees: $13.00 Taxes: $775.15

20210309-0031045

2019-343

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $209,500.00

Affiant

Subscribed and sworn to before me this 5th day of March, 2021.

Notary Public
My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Mija Jamenta Nichols | New Owner | |
| 604 Hadley Village Blvd. | | 044-14-0E-003.00-CO |
| Old Hickory, TN 37138 | | |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Trillium Investment Partners, a Tennessee limited liability company,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Mija Jamenta Nichols, an unmarried woman,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Hadley Village Owner's Association, Inc. a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20190826-0085669 as amended by Instrument No. 20200318-0030072 with Scrivener' s Affidavit of record at Instrument No. 20200320-0030626, 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 Trillium Investment Partners, LLC, a Tennessee limited liability company by Warranty Deed from Lyman O. Heidtke and B. Hemanth Kumar, as tenants in common of record in Instrument No. 20190909-0091054 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 09, 2019.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **604 Hadley Village Blvd Old Hickory, TN 37138.**

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 and assigns, forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 5th day of March, 2021.

Trillium Investment Partners LLC, a Tennessee Limited Liability Company

By: Trevor Garrett, Managing Member

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Trevor Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of Trillium Investment Partners, LLC, a Tennessee limited liability company, and that he is authorized by Trillium Investment Partners, to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of March, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

