Karen Johnson Davidson County
Batch# 620319 DEEDWARR
04/21/2021 03:37:31 PM 2 pgs
Fees: $13.00 Taxes: $998.63
20210421-0053622

	STATE OF TENNESSEE **COUNTY OF** DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $269,900.00. Affiant Subscribed and sworn to before me, this 16 day of April, 2021. Notary Public My commission expires:
(Notary Stamp)	KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Matthew Phan	new owner	**P/O 091-16-0-395.00**
601 Sylvan Heights Way #216		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Hill Center Sylvan Heights LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Matthew Phan, unmarried

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit 216, of 601 Sylvan Heights Way Condominium, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration established the 601 Sylvan Heights Way Condominiums, City of Nashville, Tennessee, of record as Instrument No. 20210223-0021483, amended by a First Amendment to Declaration Establishing 601 Sylvan Heights Way Residential Condominium of record as Instrument No. 20210308-0029982, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of 601 Sylvan Heights Way Master Condominium as set forth in Exhibit D of said Declaration for the location of the Condominiums described herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #BELMM-21-601216

BEING a portion of the same property conveyed to Hill Center Sylvan Heights, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Hill Center Sylvan Heights, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20160317-0025407, Register's Office for Davidson County, Tennessee.

This is improved property known as **601 Sylvan Heights Way, #216, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16 day of April, 2021.

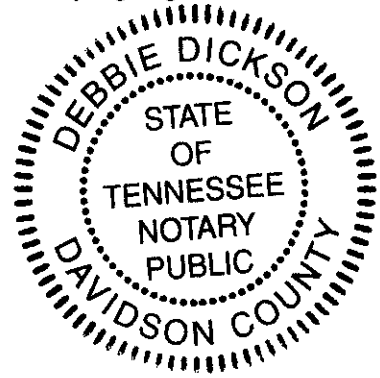
Hill Center Sylvan Heights, LLC

By: _____
Celeste Patterson, President & Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Celeste Patterson, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President & Secretary of Hill Center Sylvan Heights, LLC, the within named bargainor, Tennessee a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as President & Secretary.

Witness my hand and official seal this 16th day of April, 2021.



_____
Notary Public
My Commission Expires: 3/6/24

LTC File No. 21-000091-528