When recorded, return to:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
File Number: 21-1831 TN

Karen Johnson Davidson County
Batch# 667930 DEEDWARR
06/29/2021 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20210629-0088204

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-12692-RL-s

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2021.

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

Notary Public
My Commission Expires: 4/17/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Haynes 810 Bellevue Road, #264 Nashville, TN 37221	David Haynes 810 Bellevue Road,#264 Nashville, TN 37221	142 06 0B 264.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

James C. Gilliam and Gena J. Gilliam, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

David L. Haynes, 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:

All that piece, parcel or lot of land situate, lying and being in Davidson County, Tennessee, and known and designated as Bldg. No. 47, Unit No. 264, together with Garage Space 264G, on the Plan of "Peppertree"- Creekside Meadows Condominiums, recorded in Book 4675, Page 128, 129 and 130 and Master Deed recorded in Book 4834, 257, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6237, Page 644, Book 6535, Page 723, Book 6535, Page 724, Book 6874, Page 354 and Book 7610, Page 973, of the Davidson County Register of Deeds Office, reference to which is hereby made for a more particular description.

Being the same property conveyed to Gena J. Gilliam and husband, James C. Gilliam, by Warranty Deed from Vladimir A. Novikov, Unmarried, of record in Instrument No. 20070508-0055083, in the Register's Office of Davidson County, Tennessee, dated May 02, 2007 and recorded on May 08, 2007.

This is improved property located at: **810 Bellevue Road, #264, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 28th day of June, 2021.

GRANTOR:

James C. Gilliam

Gena J. Gilliam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James C. Gilliam and Gena J. Gilliam, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of June, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

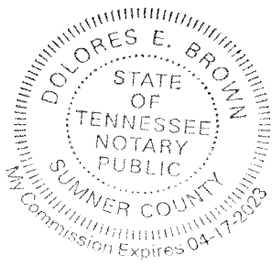
True Copy Certification

I, **Michelle Mitchell** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle Mitchell

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown** a notary public for this county and state **Michelle Mitchell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Dolores E. Brown
My Commission Expires: 4-17-2023

SEAL