G#34797-2 BOX #14

Karen Johnson Davidson County
Batch# 668231 DEEDWARR
06/30/2021 10:09:46 AM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20210630-0088581

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $272,000.00.

Kathy Goodson
Affiant

Subscribed and sworn to before me, this 29th day of June, 2021.

Notary Public

My commission expires: 05-05-2025

VICTORIA V. BUCKNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney – Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215 – File No. 21-000250-528

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Melissa R. Hoit, Trustee	**"New Owner"**	**Part of #091 16 0 395 00**
601 Sylvan Heights Way, Unit 211		**For 2022 & thereafter: 091 16 0 O 013 00 CO**
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

Melissa R. Hoit, Trustee of the Melissa R. Hoit Trust U/A Dated November 22, 2009

and any amendments thereto (hereinafter called the "Grantee"), or her successors in trust, a certain condominium unit or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 211 of the 601 Sylvan Heights Way Residential Condominium described in the Declaration Establishing 601 Sylvan Heights Way Residential Condominium of record in Instrument No. 20210223-0021494, amended in Instrument No. 20210308-0029982, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common elements as set forth in Exhibit E of the Declaration Establishing 601 Sylvan Heights Way Residential Condominium. The 601 Sylvan Heights Way Residential Condominium constitutes the Residential Unit in the 601 Sylvan Heights Way Master Condominium, established by the Declaration Establishing 601 Sylvan Heights Way Master Condominium, of record in Instrument No. 20210223-0021483, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plat of 601 Sylvan Heights Way Master Condominium as shown on Exhibit D to the amended Declaration Establishing 601 Sylvan Heights Way Master Condominium of record in Instrument No. 20210308-0029982, said Register's Office, for a more complete identification and description of the Residential Unit of 601 Sylvan Heights Way Master Condominium and the plat of 601 Sylvan Heights Way Residential Condominium of record in Exhibit D to the Declaration establishing 601 Sylvan Heights Way Residential Condominium, for a more complete identification and description of the Unit.

Being part of the same property conveyed to H.G. HILL REALTY COMPANY by deeds of record in Book 752, Page 528, Book 5115, Page 61, Book 5117, Page 138, Book 5128, Page 972, Book 5164, Page 337, Book 8663, Page 163, Instrument No. 20031219-0181450 and in Instrument No. 20040719-0085550, said Register's Office.

Being part of the same property conveyed to H.G. REALTY COMPANY, LLC by deeds of record in Instrument No. 20050818-0098448, Instrument No. 20060731-0091936 Instrument No. 20070307-0027951, Instrument No. 20070307-0027955, Instrument No. 20070402-0038908, Instrument No. 20090812-0076081, Instrument No.

20100512-0036532, Instrument No. 20110909-0070215, Instrument No. 20111027-0083626, and in Instrument No. 20111027-0083627, said Register's Office, and by Ordinance No. BL2015-998 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

H.G. HILL REALTY COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY has conveyed said property to HILL CENTER SYLVAN HEIGHTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed of record in Instrument No. 20141223-0117523, dated December 22, 2014, aid Register's Office. For further reference see quitclaim deed of record in Instrument No. 20160317-0025407, dated March 16, 2016, said Register's Office.

This is improved property known as **601 Sylvan Heights Way, #211, 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, his 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, his 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 29 day of June, 2021.

Hill Center Sylvan Heights, LLC

X 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 29th day of June, 2021.

X _____
Notary Public
My Commission Expires: 3/26/24

DEBBIE DICKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY