Karen Johnson Davidson County
Batch# 673353 DEEDWARR
07/08/2021 12:02:12 PM 2 pgs
Fees: $13.00 Taxes: $1,376.40
20210708-0092159

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $372,000.00.

Affiant

Subscribed and sworn to before me, this 1st **day of July, 2021.**

Notary Public

My commission expires: 10/2/23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney – Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215 – File No. 21-000082-528

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mary Catherine Davidson	Next Owner	P/O 091-16-0-395.00
601 Sylvan Heights Way, Unit 214		
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

Mary Catherine Davidson, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, 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. 214 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 of record in Exhibit D to the Declaration Establishing 601 Sylvan Heights Way Master Condominium, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-SB-21601214

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, #214, 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 1st day of July, 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 1st day of July, 2021.

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

DEBBIE DICKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY