Karen Johnson Davidson County
Batch# 689203 DEEDWARR
08/03/2021 09:13:30 AM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20210803-0103981

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0365

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of July, 2021

Notary Public

Commission Expires: 03/21/2022

LATIKA RINI FARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03/21/2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Zachary C. Hill 760 Wedgewood Park Nashville, TN 37203	SAME	105-10-0C-303.00 CO

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, I/WE,

Morgan R. Gilman, now known as Morgan Bologeorges, married, Logan B. Gilman, married, John W. Gilman and wife, Tina M. Gilman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zachary C. Hill, A Single Man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 303 of Wedgewood Park, a condominium, as set forth in the Master Deed establishing Wedgewood Park of record as Instrument No. 20050510-0052804, as amended Instrument No. 20060216-0019060; Instrument No. 20060228-0022838; Instrument No. 20110329-0024200 and Instrument No. 20200930-0112361 and supplemented in Instrument No. 20060825-0105391; Instrument No. 20070731-0090822; Instrument No. 20091221-0116044 and as Assignment of Developer's Rights recorded in Instrument No. 20070730-0090189; Instrument No. 20081205-0118096, in the Register's Office for Davidson County, Tennessee, under the provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, together with an undivided percentage interest in the Common Elements as shown on Exhibit "E 3" of said Master Deed, as amended; said Unit 303 also being shown as part of Exhibits "E 1" and "E 2" of said Master Deed, as amended.

BEING the same property conveyed to Morgan R. Gilman, unmarried, Logan B. Gilman, unmarried, John W. Gilman and wife, Tina M. Gilman, by Warranty Deed from Joshua L. Dobbs and Jodi Dobbs, husband and wife, dated 6/16/2015 and recorded 6/18/2015 in Instrument No. 20150618-0058229, Register's Office for Davidson County, Tennessee.

Zachary Bologeorges, spouse of Morgan Bologeorges, joins in the execution of this instrument to convey his marital interest, if any in subject property.

Subject property is not the principal residence of the grantors, Logan B. Gilman, nor her spouse, John W. Gilman, nor Tina M. Gilman

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 760 Wedgewood Park, Unit 303, Nashville, TN 37203.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of July, 2021.

Morgan Bologeorges
Morgan Bologeorges

Zachary Bologeorges
Zachary Bologeorges

Logan B. Gilman by Morgan Bologeorges, Attorney-in-Fact
Logan B. Gilman by Morgan Bologeorges, Attorney-in-Fact

John W. Gilman by Morgan Bologeorges, Attorney-in-Fact
John W. Gilman by Morgan Bologeorges, Attorney-in-Fact

Tina M. Gilman by Morgan Bologeorges, Attorney-in-Fact
Tina M. Gilman by Morgan Bologeorges, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Morgan Bologeorges and Zachary Bologeorges,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 30th day of July, 2021.

Kim Graves
Notary Public
My Commission Expires: 8-20-24

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Morgan Bologeorges, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Logan B. Gilman and that she is authorized by Logan B. Gilman to execute this instrument on her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 30th day of July, 2021.

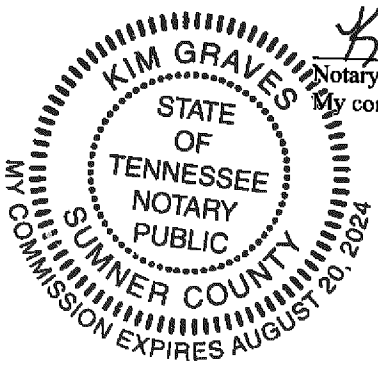
Kim Graves
Notary Public at Large
My commission expires: 8-20-24

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Morgan Bologeorges, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for John W. Gilman and that she is authorized by John W. Gilman to execute this instrument on his behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 30th day of July, 2021.

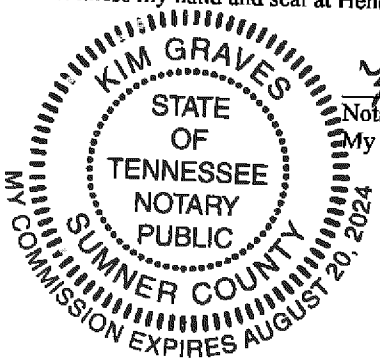


Notary Public at Large
My commission expires: 8·20·24

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Morgan Bologeorges, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Tina M. Gilman and that she is authorized by Tina M. Gilman to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 30th day of July, 2021.



Notary Public at Large
My commission expires: 8·20·24

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 2, 2021.

Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 2nd day of August, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023