(1)

BOX 10-A

Karen Johnson Davidson County Batch# 726270 **DEEDWARR** 09/29/2021 11:12:01 AM 2 pgs Fees: $13.00 Taxes: $980.50 20210929-0130902 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $265,000.00. Mallory McGolrick Ruben Affiant Subscribed and sworn to before me, this 28th day of September, 2021. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney – Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215 – File No. 21-000395-528

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mallory McGolrick Ruben	New Owner	**091-16-0O-008-00-CO**
601 Sylvan Heights Way, Unit 204		**(Part of 091-16-395.00-000)**
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

Mallory McGolrick Ruben, unmarried

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

BEING Unit No. 204 of 601 Sylvan Heights Way Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing 601 Sylvan Heights Way Residential Condominium, of record in Instrument No. 20210223-0021494, as amended in Instrument No. 20210308-0029982, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Declaration.

Being a portion of the same property conveyed to H. G. Hill Realty Company by Warranty deed from Ova Louise Ramsey of record in Book 5164, page 337, Register's Office for Davidson County, Tennessee, dated July 27, 1977 and recorded on July 27, 1977.

Being a portion of the same property to Hill Center Sylvan Heights, LLC, a Tennessee limited liability company by Quitclaim deed from H.G. Hill Realty Company, LLC, a Tennessee limited liability company of record in Instrument No. 20141223-0117523 Register's Office for Davidson County, Tennessee, dated December 23, 2014 and recorded on December 23, 2014.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 in Instrument No. 20160317-0025407 Register's Office for Davidson County, Tennessee, dated March 16, 2016 and recorded on March 17, 2016.

This is improved property known as 601 Sylvan Heights Way, #204, 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, her successors 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 Grantor.
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, her successors 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 28 day of September, 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 28th day of September, 2021.

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

DEBBIE DICKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY