Karen Johnson Davidson County
Batch# 731726 DEEDWARR
10/08/2021 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20211008-0135283

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0752

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Housing Quick Fix Associates, LLC.	New Owner	Map: 133160A00500CO
(NAME) PO Box 110121	(NAME)	
(ADDRESS) Nashville, TN 37222	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THOUSAND AND NO/100 DOLLARS ($100,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HILDRETH VENITA SIMS, INDIVIDUALLY AND AS HEIR OF THE ESTATE OF ARVA LEE ROBINSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HOUSING QUICK FIX ASSOCIATES, LLC.,

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:

BEING Unit No. A-5, on the Plan of Harding Glen Condominiums (formerly known as Barcelona Condominiums), created under Title 66, Chapter 27, Sections 101, et.seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, Page 801; as amended in Book 9397, Page 814; Book 11509, Page 965; Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium of record in Book 6400, Page 839, as set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Hildreth Venita Sims, Arva H. Sims Robinson, and Anna Hildreth by deed of record in Book 8462, Page 211, see also Quitclaim Deed of record in Instrument No. 20160627-0065278, Register's Office for said County. The said Anna Harmon Hildreth died intestate on December 22, 1999 leaving as Sole Heir,

Arva Lee Robinson. See also Affidavit of Heirship of record in Instrument No. 202110080135279 and Instrument No. 202110080135280, said Register's Office. The said Arva Lee Robinson a/k/a Arva H. Sims Robinson died intestate on July 26, 2016 leaving as Sole Heirs Hildreth Venita Sims. See also Affidavit of Heirship of record in Instrument No. 202110080135281 and Instrument No. 202110080135282, said Register's Office.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees (2) Easements and Setback Lines as set out per Master Deed in Book 6400, Page 801; Book 9397, Page 814; Book 11509, Page 965, and Book 6400, Page 839, Register's Office for said County. (3) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104727, in the Register's Office for Davidson County, Tennessee. (4) Charter for Homeowners Association of record in Book 6400, Page 581, in the Register's Office for Davidson County, Tennessee. (5) All matters of record in Plat Book 5200, Page 410, in the Register's Office for Davidson County, Tennessee. (6) Declaration of Mutual Reciprocal Easements of record in Book 5868, Page 422, amended in Instrument No. 20030624-0086638, in the Register's Office for Davidson County, Tennessee. (7) This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6400, Page 801, amended in Book 9397, Page 814; Book 11509, Page 965; Instrument No. 20010329-0030288; Instrument No. 20070926-0114999; corrected in Instrument No. 20171004-0101537; and Instrument No. 20180606-0054269; Book 6400, Page 844, amended in Book 9723, Page 68, and Book 11509, Page 966, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 270 Tampa Drive, Unit A-5, Nashville, TN 37211

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hands this 29th day of September, 2021.

Hildreth Venita Sims
Hildreth Venita Sims

Hildreth Venita Sims
Hildreth Venita Sims, Heir of the Estate of Arva Lee Robinson

STATE OF Tennessee
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hildreth Venita Sims, individually and as Heir of the Estate of Arva Lee Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 29th day of September, 2021.

My Commission Expires: 10/23/24

Nicholas B Latimer
Notary Public

NICHOLAS BRYAN LATIMER
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Certification of Recorded Documents

I, Aubrey Seavers, 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 September 30, 2021.

(AFFIANT) – Aubrey Seavers

09/30/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 30th day of September, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY