Karen Johnson Davidson County
Batch# 746055 **DEEDWARR**
10/28/2021 11:20:08 AM 2 pgs
Fees: $13.00 Taxes: $2,023.81

20211028-0144857

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $546,975.00

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

File No. AT-21-1320

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Elizabeth Hannah	Elizabeth Hannah	
(NAME)	(NAME)	
5097 Heathrow Blvd.	5097 Heathrow Blvd.	082-14-0A-074.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **940 1st Avenue North, LLC, a designated series of Service BNA, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Hannah, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 940 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and second amendment in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and second amendment in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Gregory Chase Wilkinson and Jodi M. Wilkinson, Trustees of the Wilkinson Revocable Living Trust, Dated March 20, 2018 by Warranty deed from Mahoney Properties, LLC, a Florida limited liability company of record in Instrument No. 20180423-0037748 Register's Office for Davidson County, Tennessee, dated April 20, 2018 and recorded on April 23, 2018.

Being the same property conveyed to 940 1st Avenue North, LLC, a designated series of Service BNA, LLC, a Tennessee limited liability company by Quitclaim deed from Gregory Chase Wilkinson and Jodi M. Wilkinson, Trustees of the Wilkinson Revocable Living Trust Dated March 20, 2018 of record in Instrument No. 20180723-0071735 Register's Office for Davidson County, Tennessee, dated July 23, 2018 and recorded on July 23, 2018.

Being also known as 940 1st Avenue North 940 Nashville, Tennessee 37201.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 27th day of October, 2021.

940 1st Avenue North, LLC, a designated series of Service BNA, LLC, a Tennessee Limited Liability Company

By:_____
Gregory Chase Wilkinson, Member

By: Jodi Wilkinson
Jodi Wilkinson, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned Notary of the state and county mentioned, personally appeared Gregory Chase Wilkinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of 940 1st Avenue North, LLC, a designated series of Service BNA, LLC, the within named bargainor, a Limited Liability Company, and that such Gregory Chase Wilkinson as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN, this 27th day of October, 2021.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned Notary of the state and county mentioned, personally appeared Jodi Wilkinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager of 940 1st Avenue North, LLC, a designated series of Service BNA, LLC, the within named bargainor, a Limited Liability Company, and that such Jodi Wilkinson as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

Witness my hand and seal, at office in Nashville, TN, this 27th day of October, 2021.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022