Karen Johnson Davidson County
Batch# 791315 DEEDWARR
01/14/2022 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20220114-0006283

WARRANTY DEED

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

G-P-21-1908B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zachary Troutt	New Owner	
(NAME)	(NAME)	**072-16-3H-002.00-CO**
1908 B Sheridan Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN GILL, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACHARY TROUTT, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, as shown on Exhibit B of the Declaration of Protective Covenants Conditions and Restrictions for 1908 Sheridan Commons, a Townhouse Planned Unit Development, of record in Plat Book 20180215-0015072, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Gill, unmarried by Quitclaim Deed from Jordan Gill recorded December 20, 2021 of record in Instrument No. 20211220-0168060, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Jordan Gill and Jonathan Gill, wife and husband by Warranty deed from Jackson Valley Land Partners, LLC of record in Instrument No. 20181116-0113044 Register's Office for Davidson County, Tennessee, dated November 15, 2018 and recorded on November 16, 2018.

This conveyance is subject to:
- Taxes for the year 2022, and all subsquent years.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 79, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180215-0015072, Register's Office for Davidson County, Tennessee.
- Charter for 1908 Sheridan Commons Owners Association, Inc. of record in Instrument Number 20180215-0015069, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4113, Page 637, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1908 B Sheridan Road, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 31st DAY OF DECEMBER, 2021.

Jonathan Gill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN GILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on Dec. 30, 21 (date of document).

Jennifer L. Pennell

Dec. 30, 21

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of Dec, 2021.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

KATHERINE WARREN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD Exp. 4-13-2022