Prepared by and Return to:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, STE 220
Franklin, TN 37064-3982

Karen Johnson Davidson County
Batch# 793817 DEEDWARR
01/21/2022 10:51:17 AM 4 pgs
Fees: $23.00 Taxes: $1,498.50

20220121-0008063

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/28/25
(AFFIX SEAL)

KATIE LEE RICE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
., Cosmopolitan Title Agency, LLC, 110 Keystone Drive, Richmond, KY 40475

File No.: TN 21-0197

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Belle Temkin, Trustee of the Belle Temkin Living Trust dated September 24, 1990	Belle Temkin c/o Brewer & Tominiga	117-03-H-341.00-CO
(NAME)	(NAME)	
2600 Hillsboro Pike Unit 341	310 N. Westlake Blvd Suite 260	
(ADDRESS)	(ADDRESS)	
Nashville TN 37212	Westlake Village CA 91362	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Five Thousand And No/100 Dollars ($405,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CECLLIA BABIA SHERIDON AKA CECILIA BABIA SHERIDON AND PHILIP ROBERT SHERIDON, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BELLE TEMKIN, TRUSTEE OF THE BELLE TEMKIN LIVING TRUST DATED SEPTEMBER 24, 1990, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☒ property, known as 2600 Hillsboro Pike Unit 341, Nashville, TN 37212
(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 successors 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 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.

Witness our hands this 9th day of Dec., 2021.

Cecilia Babia Sheridon

Cecllia Babia Sheridon, AKA Cecilia Babia Sheridon

Philip Robert Sheridon by Cecilia Babia Sheridon, Attorney in fact

Philip Robert Sheridon
By: Cecilia Babia Sheridon, Attorney in Fact see instrument # 20211216001660020

STATE OF TENNESSEE

COUNTY OF Davidson

On this 9th day of Dec., 20 21, before me personally appeared Cecilia Babia Sheridon and Philip Robert Sheridon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Denise Hammonds

DENISE RENEE HAMMONDS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

Printed Name: Denise Hammonds

Serial Number, if any: —

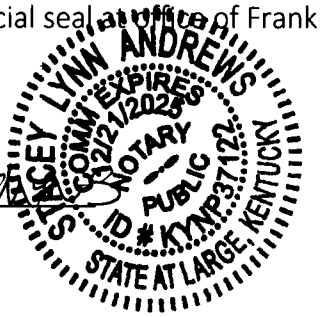
My Commission Expires: Aug. 19, 2024

STATE OF TENNESSEE

County of: Williamson

Before me the undersigned, a Notary Public of said County and State, Personally appeared Cecliia Babie Sheridon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence),I and who upon oath acknowledged to be the Attorney-in-fact for Philip Robert Sheridon the within bargainor(s), and that such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Philip Robert Sheridon, the within named bargainor(s) by the said Cecliia Babia Sheridon, as such Attorney-in-Fact.

Witness my hand and official seal at office of Franklin, Tennessee on this 9th day of December, 2021.



Notary Public

My Commission expires: 12/21/2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 341, Garage G-47, on the Horizontal Property Regime for The at Hillsboro Village, a Condominium Development, as recorded in the Master Deed of record in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description thereof, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to CECILLA BABIA SHERIDON AND PHILLIP ROBERT SHERIDON, WIFE AND HUSBAND, by deed from MAX40, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, of record in Instrument No. 20190613-0056774, dated May 31, 2019, said Register's Office.

for informational purposes only:
commonly known as: 2600 Hillsboro Pike #341, Nashville, TN. 37212
parcel: 117-03-H-341.00-CO