Karen Johnson Davidson County
Batch# 794210 DEEDWARR
01/24/2022 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20220124-0008347

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211138598

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $230,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of January, 2022.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Johanna W. Godefroy Gardilcic 334 Yorkshire Circle Nashville TN 37211	New Owner	Tax Parcel ID No. 161 11 0C 013.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **615 Investments LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Johanna Wendeline Godefroy Gardilcic**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building "C", Unit No. 301, as shown on the map entitled Resubdivision of Lot 1 of Phase IV, Villages of Brentwood, of record in Plat Book 6900, Page 471, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 615 Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Emily A. Beals n/k/a Emily Beals Moshopoulos, of record in Instrument No. 20160317-0025556, in the Register's Office of Davidson County, Tennessee, dated March 16, 2016 and recorded on March 17, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot 1 of Phase IV, Villages of Brentwood, as recorded in Plat Book 6900, Page(s) 471.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7231, Page 789 and Amended in Book 7472, Page 108.

Easement for Piedmont Natural Gas Co., recorded in Instrument No. 20130419-0039360.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6730, Page 508.

Conveyance of common area/open space, recorded in Book 7397, Page 382 and Book 7397, Page 384.

Charter of Villages of Brentwood Homeowners Association recorded in Book 6158, Page 352 and amended in Book 7519, Page 914; Book 7925, Page 41; Book 7936, Page 332; Book 8152, Page 927 and Book 8163, Page 593.

This is improved property located at 334 Yorkshire Circle Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 2022.

615 Investments LLC

By: Benjamin Walker, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Benjamin Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of 615 Investments LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 12th day of January, 2022.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Joshua A. Terry, 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 1/12/22.

Affiant Signature

1/13/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/13/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON