Karen Johnson Davidson County
Batch# 843301 DEEDWARR
04/21/2022 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220421-0045982

WARRANTY DEED

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Josephine Ramirez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF APRIL, 2022.

Elissa Schmidt
Notary Public

MY COMMISSION EXPIRES: 9/8/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ahsaki Hadiya Black	New Owner	
(NAME) 486 Huntington Ridge Dr.	(NAME) 486 Huntington Ridge Dr.	161110A10900CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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, **Nikita Armstrong Nichols, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ahsaki Hadiya Black, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 109 on the plan of Final Plat Revision One, Huntington Ridge Townhouse Condominiums, of record in Book 9700, Page 846, Declaration of Covenants, Conditions and Restrictions of record in Book 4729, Page 687, Amendment to Declaration of record in Book 4889, Page 905, Second Amendment to Declaration of record in Book 5394, Page 243, Notice of Board Resolution of record in Instrument No. 20110331-0024865, Bylaws of record in Book 7423, Page 762, Amended and restated Bylaws of record in Instrument No. 20080324-0029069, Amendment to the Bylaws of record in Instrument No. 20130724-0076332, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description and accurate description.

Being the same property conveyed to Nikita Armstrong Nichols, an unmarried woman, by virtue of that certain Warranty Deed dated May 15, 2017, and being of record at Instrument No. 20170517-0048808 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 486 Huntington Ridge Dr. Nashville, TN 37211
(unimproved) (House Number) (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 my hand this 13th day of April, 2022.

Nikita Armstrong Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Nikita Armstrong Nichols**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of April, 2022.

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 4/13/22.

Affiant Signature

4/13/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of April, 2022

Notary's Signature Jacqueline G Brown

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/3/25