This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Sigma Management, LLC
906 Harpeth Valley Pl
Nashville, Tennessee 37221

Karen Johnson Davidson County
Batch# 857515 DEEDWARRSP
05/18/2022 09:51:21 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220518-0057255

SEND TAX BILL TO:
Owner

MORTGAGEE:
Synovus Bank
1148 Broadway
Columbus GA, 31901

MAP 127-16
GROUP 0A
PARCEL 08.00co

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Margaret I. Officer, Executor of the Estate of Robert T. Officer, deceased,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Sigma Management, LLC, a limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 11-A on the Plan of Harpeth Valley Office Park 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 and By-Laws, of record in Inst No. 20000324-0029968, and by Supplement and Amendment to the Master Deed of record in Inst No. 20001102-0108689, 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 plat of Harpeth Valley Office Park Condominiums, as shown on Exhibit "A" to the Supplement and Amendment to the Master Deed, of record in Inst No. 20000324-0029968, said Register's Office, Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Robert T. Officer, married, by deed dated November 15, 2000 from French River Development Company, L.L.C., a Tennessee limited liability company, of record in Inst No. 20001117-0114061, Register's Office for Davidson County, Tennessee; and further being the same property title to which vested in Margaret I. Officer as Executor with the power of sale under the Last Will and Testament of the said Robert T. Officer, deceased, which was admitted to Probate by the Chancery Court for Williamson County, Tennessee on March 10, 2021, the original of which is on file in the Office of the Clerk and Master of said court, Docket No. 21PR-11559.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises and is being conveyed to the Grantor "As Is", "Which Is".

This conveyance is further made subject to ther real property taxes for 2022 and subsequent years, which has been prorated and assessed by the Grantee.

This is **improved** property known as **906 Harpeth Valley Pl, Nashville, Tennessee 37221.**

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, its successors and assigns, forever, and, Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through the Grantoer. 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 the 29th day of April, **2022.**

Margaret I. Officer Executor

Margaret I. Officer, Executor of the Estate of Robert T, Officer, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Margaret I. Officer** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Executor** of the **Estate of Robert T. Officer, deceased**, the within named bargainor, and that she as such Executor being authorized so to do executed the within Special Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of April, 2022.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 6/21/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $285,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of Nov, 2022.

NOTARY PUBLIC

My Commission Expires: 6/20/2025

THOMAS I. BOTTORFF
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File #22-9605