WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-17406-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 858421 DEEDWARR
05/19/2022 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $362.23
20220519-0057822

DM-RE-22-270-D6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/3/2023
(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Andrew Jackson and Maggie Jackson	New Owner	
(NAME)	(NAME)	**133 16 0A 020.00**
270 Tampa Dr D6		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **PILOT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW JACKSON AND MAGGIE JACKSON, HUSBAND AND WIFE,** 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 a portion of Unit No. D-6 of Harding Glen Condominiums, (formerly known as Barcelona Condominiums), created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, Page 801, as amended in Book 9397, Page 814, and Book 11509, Page 965, Instrument Nos. 20010329-0030288, 20070926-0114999 (Scrivener's Affidavit is recorded in Instrument No. 20171004-0101537) and 20180606-0054269 and amendment to Bylaws recorded in Book 9723, Page 68 and Book 11509, Page 966, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Pilot Properties LLC, A Tennessee Limited Liability Company, by Warranty Deed from Jeferson S. Herrera Rodriguez, A Single Man, of record in Instrument No. 20220225-0021851, in the Register's Office of Davidson County, Tennessee, dated February 23, 2022 and recorded on February 25, 2022.

This conveyance is subject to:
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Harding Glen Condominiums, (formerly known as Barcelona Condominiums) of record in Book 6400, Page 801, as amended by instrument(s) of record in Book 9397, Page 814, and Book 11509, Page 965, Instrument Nos. 20010329-0030288, 20070926-0114999 (Scrivener's Affidavit is recorded in Instrument No. 20171004-0101537) and 20180606-0054269 and amendment to Bylaws recorded in Book 9723, Page 68 and Book 11509, Page 966; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Easement for Declaration of Mutual Reciprocal, recorded in Book 5868, Page 422, as amended in Instrument No. 20030624-0086638.
- Easement recorded in Instrument No. 20121114-0104727.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **270 Tampa Dr D6, Nashville, Tennessee 37211**.

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 11 DAY OF MAY, 2022.

Pilot Properties, LLC

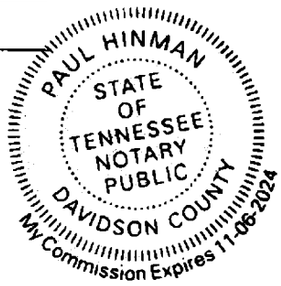
BY: _____
Jesse Smucker
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSE SMUCKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of PILOT PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of May, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 5/11/22.

Affiant Signature

5/12/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of May, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires