Karen Johnson Davidson County
Batch# 874920 DEEDWARR
06/21/2022 01:10:30 PM 4 pgs
Fees: $23.00 Taxes: $3,459.50
20220621-0070484

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37127-05-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $935,000.00. Affiant Subscribed and sworn to before me this 14th day of June, 2022. Notary Public My Commission Expires:

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 26, 2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael Hinds 1004A Southside Avenue Nashville, TN 37203	New owner	Map and Parcel No.: 105012P00100CO

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, **Alisia Salters, Trustee of The Salters Trust, dated December 18, 2013**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Hinds and Jennifer Hinds, Joint Tenants** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1004A Southside Avenue, Nashville, TN 37203.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 14th day of June, 2022.

Trustee

Alisia Salters, Trustee of The Salters Trust dated December 13, 2013

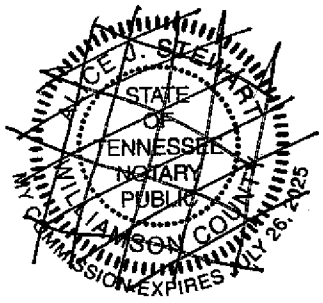
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alisia Salters, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2022.

Notary Public

My Commission Expires:



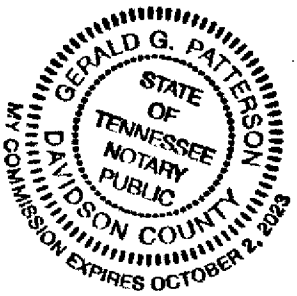


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 1004 Southside Homeowners Association, a horizontal property regime with private elements established by Declaration in Instrument No. 20161222-0135043, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Declaration.

Being the same property conveyed to Alisia Salters, Trustee of The Salters Trust, dated December 18, 2013 by deed dated August 2, 2019 from Brandon Driver, married of record in Instrument No. 20190805-0077627, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 1004 Southside Homeowners Association, of record in Instrument No. 20161222-0135043, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit C to the Declaration in Instrument No. 20161222-0135043, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4460, Page 61, amended in Book 4799, Page 455, Register's Office for Davidson County, Tennessee.
6. Restrictive Covenants contained in an instrument of record in Book 4575, Page 964, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 1/14/22.

George E. Mudter, Jr.
Dated 1/14/22

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary Public
Dated 1/14/22

My commission expires 10/2/2023

