This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-16691-MC

Karen Johnson Davidson County
Batch# 883088 DEEDWARR
07/01/2022 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,309.80
20220701-0076922

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $354,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2022.

Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Cronin 2500 Barton Avenue Nashville TN 37212	New Owner	104-02-1D-203.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Roy Hill, Jr., an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Cronin, married** hereinafter called the Grantee(s), 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. 203, as shown on the Plat of Villages at Long Boulevard I, filed as Exhibit B-1 to and established by the Master Deed of record in Instrument Number 20060627-0076772, and amended Instrument Number 20070725-0088208 and 20081031-0108684, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appertain to said unit is set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Roy Hill, Jr., an unmarried man by Warranty deed from Pratik Talati, unmarried of record in Instrument No. 20170531-0053798 Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on May 31, 2017. (Value of consideration shown in aforementioned deed $249,750.00.) Being also known as 3120B Long Boulevard 203 Nashville, Tennessee 37203.

This is ☒ improved or ☐ unimproved property located at: **3120B Long Boulevard, #203, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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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. Whenever used, the singular number 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 1st day of July, 2022.

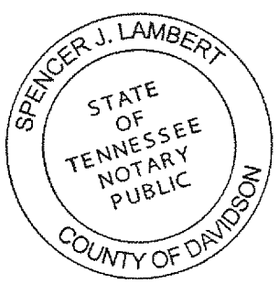
GRANTOR:

Roy Hill, Jr.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roy Hill, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of July, 2022.



Notary Public
My Commission expires: 11/4/24

Certificate of Authenticity

I, Storey Carver, 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 July 1, 2022

Storey Carver
Affiant Signature

7/1/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of July 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

