Karen Johnson Davidson County
Batch# 893564 DEEDWARR
07/25/2022 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20220725-0084868

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-3147

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of July, 2022

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
5 Points Properties 6845 Falls Ridge Ln College Grove, TN 37046	New Owner	162 16 0A 070.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Kimberly Alice Lloyd, unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

5 Points Properties LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, 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 all of Unit No 6, Building 15 on the plan of Addition to Section One, Phase One, Hickory Hollow Condominiums (formerly Mill Creek Club Condominium Townhouses, Phase One, Section One), a horizontal property regime, created under Title 66, Section 27- 101, et seq, as amended, Tennessee Code Annotated, and as established by an Amended and Restated Master Deed for Hickory Hollow Condominiums, of record in Book 10468, Page 653, as amended in Instrument Number 20040805-0094013 and Instrument Number 20050810-0094534, of record in the Register's Office for Davidson County, Tennessee, including without limitation the Amended and Restated By-Laws of record in Book 10468, Page 691, as amended in Instrument Number 20080619-0063138, 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 also made to the plan of Addition to Mill Creek Club Condominium Townhouses, Section One, Phase One, as shown on plat of record in Book 5050, Page 103, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed by Warranty Deed from Joseph R. Withrow, unmarried, to Kimberly Alice Lloyd, unmarried woman, recorded January 10, 2017, as Instrument No. 20170110-0002929 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6 Hickory Court, Antioch, TN 37013

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 so 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.

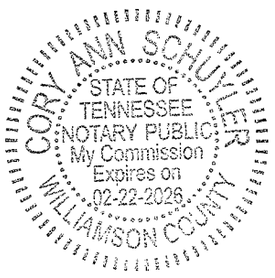
Dated this the 22nd day of July, 2022.

Kimberly Alice Lloyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kimberly Alice Lloyd** 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 and official seal at Nashville, Tennessee this 22nd day of July, 2022.



Notary Public
My Commission Expires: 2-22-2026

Certificate of Authenticity

I, Joshua A. Terry, 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 7/22/2022.

Affiant Signature

7/25/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/25/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON