Karen Johnson Davidson County
Batch# 936913 DEEDWARR
11/02/2022 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20221102-0118353

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2022.

Notary Public

My commission expires: 9/8/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
GKB LLC	New Owner(s)	119-01-0R-001.00-CO 119-01-0R-002.00-CO
2016 Annie Court		
Springfield, TN 37172		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GILLY HUTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GKB LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Parcel 1: (119-01-0R-001.00-CO)

Land in Davidson County, Tennessee, being Unit A and the designated Deeded Parking space for Unit A, Gilly Huts, a Horizontal Property Regime with Private Elements as established by Declaration for Gilly Huts, as shown on the Declaration of record in Instrument No. 20220615-0068661, First Amendment to Declaration of record in Instrument No. 20221028-0116839, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Parcel 2: (119-01-0R-002.00-CO)

Land in Davidson County, Tennessee, being Unit B and the designated Deeded Parking space for Unit B, Gilly Huts, a Horizontal Property Regime with Private Elements as established by Declaration for Gilly Huts, as shown on the Declaration of record in Instrument No. 20220615-0068661, First Amendment to Declaration of record in Instrument No. 20221028-0116839, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

As to Parcel 1 and 2:

Being a portion of the same property conveyed to Gill Design & Construction, LLC, a Tennessee limited liability company by Warranty deed from Chris Crimmins, unmarried

of record in Instrument No. 20171109-0115772 Register's Office for Davidson County, Tennessee, dated November 06, 2017 and recorded on November 09, 2017.

Being a portion of the same property conveyed to Gilly Huts, LLC, a Tennessee Limited Liability Company by Warranty deed from Gill Design & Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20181128-0116191 Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on November 28, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2200 Austin Avenue, Nashville, TN 37210 (Parcel 1) and 2204 Austin Avenue, Nashville, TN 37210 (Parcel 2), but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of October, 2022.

Gilly Huts LLC,
a Tennessee limited liability company

By: _____, member
Amy Lucile Clithero-Gill, Member

By: _____
Jeremy Gill, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy Lucile Clithero-Gill and Jeremy Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of Gilly Huts LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 31st day of October, 2022.

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2025

_____
Notary Public

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 10/31/22 (date of document).

Jennifer L. Pennell

11/2/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2 day of November 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026