Karen Johnson Davidson County
Batch# 956891 DEEDWARR
12/30/2022 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $808.08
20221230-0134033

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-5370

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~Davidson~~ FORSYTH

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,400.00

Affiant

ROBERT R STINE
Notary Public - State of Georgia
Cherokee County
My Commission Expires May 28, 2026

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of December, 2022

Notary Public

Commission Expires: MAY 28-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Adriana Gilmartin and Nada Saric 2601 Hillsboro Pike #M-9 Nashville, TN 37212		117-03-0B-199.00-CO

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,

Steven C. Kirby, unmarried person

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

Adriana Gilmartin, a single woman, and Nada Saric, an unmarried woman

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 Unit No. M-9 of the plan of Revised Villager Condominium Apartments of record in Plat Book 5200, Page 201, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven C. Kirby, an unmarried person by Warranty Deed from Donald J. Wyma and wife, Lisa Hazelwood of record in Instrument No. 20040707-0080824 Register's Office for Davidson County, Tennessee, dated July 2, 2004 and recorded on July 7, 2004.

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: 2601 Hillsboro Pike #M-9, Nashville, TN 37212

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 28th day of December, 2022.

Steven C. Kirby

STATE OF GEORGIA
COUNTY OF FORSYTH

On this 28 day of December, 2022, before me personally appeared Steven C. Kirby, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of December, 2022.

Notary Signature
My commission expires: MAY 28 2026

ROBERT R STINE
Notary Public - State of Georgia
Cherokee County
My Commission Expires May 28, 2026

Certificate of Authenticity

I, Alexandra McDaniel, 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 December 29 2022.

Date

Affiant Signature

December 30, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of December, 2022.

Notary's Signature

My Commission Expires: 05-21-2025
Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY