Karen Johnson Davidson County
Batch# 973354 DEEDWARR
02/22/2023 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $449.55
20230222-0012666

WARRANTY DEED

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 09/02/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-2-24
(AFFIX SEAL)

BS-NDS-23-9

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
5 Points Properties LLC	**New Owner**	
(NAME)	(NAME)	**162-16-0A-052.00-CO**
6845 Falls Ridge Ln		
(ADDRESS)	(ADDRESS)	
College Grove, TN 37046		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **YOLANDRIA KAYE HOLT, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **5 POINTS PROPERTIES LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 9, Building No. 11 of Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, now known as Hickory Hollow Condominiums, of record in Book 5050, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the Master Deed establishing a Horizontal Property Regime of Mill Creek Club, Phase 1, Section 1, including the By-laws thereunto attached recorded in Book 4887, page 961 as amended in Book 5000, page 607, Book 5101, page 809 and further amended and restated establishing a Horizontal Property Regime of Hickory Hollow Condominiums of record in Book 10468, page 653 as amended in Instrument No. 20040805-0094013 and Instrument No. 20050810-0094534, said Register's Office.

Being the same property conveyed to Yolandria Kaye Holt by Warranty deed from Glenn C. Yates of record in Book 10708, page 12, Register's Office for Davidson County, Tennessee, dated November 26, 1997 and recorded on December 04, 1997.

This conveyance is subject to:
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 103, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 88, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Hollow Condominiums, formerly Mill Creek Club of record in Book 4887, Page 961, amended in Book 5000, page 607, Book 5101, page 809, Book 10468, page 653, Instrument No. 20040805-0094013, Instrument No. 20050810-094534, Instrument No. 20080619-0063139, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4792, Page 725, amended in Book 6396, page 504, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 4887, Page 982, amended in Book 10468, page 691 and Instrument No. 20080619-0063138, Register's Office for Davidson, County, Tennessee.

- Charter for HOA of record in Book 5000, Page 610, amended in Book 5689, page 502, in the Register's Office for Davidson County, Tennessee.
- Hickory Hollow Condominium Association Articles of Merger of record in Book 9150, Page 797, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Book 5234, Page 265, in the Register's Office for Davidson County, Tennessee.
- Sewer easement of record in Book 5020, Page 739 and Book 5373, page 110, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville, I, LLC of record in Instrument Number 20130626-0065775, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **9 Hickory Ct, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 16th DAY OF FEBRUARY, 2023.

Yolandria Kaye Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YOLANDRIA KAYE HOLT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of February, 2023.

Notary Public
My Commission Expires: 9-2-24
(SEAL)

~~RETURN TO:~~
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Deborah Devine, 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 2-16-23.

Date

Affiant Signature

2-22-23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of February, 2023.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/26

My Commission Expires: 10/10/26
Date

Notary's Seal (if on paper)