RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

23656

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 986555 DEEDWARR
03/30/2023 09:39:25 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20230330-0023075

WARRANTY DEED

Address New Owner(s):
Kylee McCoy
400 Herron Drive, #220
Nashville, TN 37210

Send Tax Bills to:
New Owner

Map/Parcel: 105 12 0B 03900 CO

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, **Patrick Hargrett, a single man**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my/our interest unto **Kylee McCoy, a single woman**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit 220 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, amended in Instrument No. 20170616-0060696 and 20180530-0051643, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

BEING the same property conveyed to Patrick Hargrett, as single man, by Warranty Deed from Alloy, LLC, a Tennessee Limited Liability Company, dated July 31, 2018, and filed at Instrument No. 20180803-0076601, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2023 and subsequent years; plat of record in Book 4660, page 169 for Fairview Park, Section one; Declaration of Alloy Condominium filed in Inst. #20161123-0123972, amended in Inst. No. 20170616-0060696 and 20180530-0051643 and Partial Assignment of Declarant's Rights in Inst. # 20161123-0123977; Declaration of Alloy-Bongo Master Condominium filed at Inst. # 20161012-0108018; Charter for Homeowner's Association filed in Inst. #20161123-0123973; Public Utilities Easement filed in Book 5229, page 212; Underground Cable Easement filed in Book 10219, page 374; Easement to U.S. Sprint Telecommunications filed in Inst. # 20140114-0003778; Easement to Comcast filed in Inst. #20171127-0120866; and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 400 Herron Drive, #220, Nashville, TN 37210

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 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 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.

BOX 10-A

WITNESS my/our hand(s) as on the date shown on the Notary forms.

Patrick Hargrett

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick Hargrett, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of March, 2023.

My Commission Expires:
3/3/26

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $315,000.00

Affiant

Sworn to and subscribed before me, this 24th day of March, 2023.

Notary Public

ALEXIS CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. APRIL 23, 2025