STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Heidi M. Gracia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2023.

Notary Public
MY COMMISSION EXPIRES: 1-13-25
File No. G23-18458

Karen Johnson Davidson County
Batch# 996481 DEEDWARR
04/26/2023 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230426-0030784

TAMMIE R JANIS
Notary Public - State of Florida
Commission # HH 076742
My Comm. Expires Jan 13, 2025
Bonded through National Notary Assn.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kenesha Douglas (NAME)	NEW OWNER (NAME)	163-04-0A-523-00
3001 Hamilton Church Rd #523 (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Heidi M. Gracia, Trustee of H.M.G. Revocable Living Trust, a/k/a The Heidi M. Gracia Revocable Living Trust dated January 3, 2020,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenesha Douglas, a single 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. 523, on the plan of Hamilton Crossing Townhomes, a Planned Unit Development, filed as Exhibit "A-3", to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040212- 0016945, as amended in Instrument No. 20040226-0022076 and Instrument No. 20050310- 0026734, Register's Office for Davidson County, Tennessee. Reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to H.M.G. Revocable Living Trust by Quitclaim Deed dated April 24, 2017, recorded April 26, 2018, in Instrument Number 20180426-0039263, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3001 Hamilton Church Road, #523, 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 do 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. Whenever 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 25 day of April, 2023.

H.M.G. Revocable Living Trust

By: Heidi M. Gracia, Trustee

Heidi M. Gracia, Trustee

STATE OF Florida
COUNTY OF Hillsborough)

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Heidi M. Gracia, Trustee of H.M.G. Revocable Living Trust dated January 3, 2020, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25 day of April, 2023.

TAMMIE R JANIS
Notary Public - State of Florida
Commission # HH 076742
My Comm. Expires Jan 13, 2025
Bonded through National Notary Assn.

Tammie R Janis
Notary Public

My Commission Expires: 1-13-25

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Jennifer Harris, 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 4.26.23 (date of document).

Affiant Signature

4.26.23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26th day of April, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

