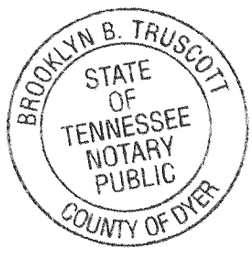
Karen Johnson Davidson County
Batch# 999700 DEEDWARR
05/04/2023 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20230504-0033358



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Dyer

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

Affiant

Subscribed and sworn to before me, this 4th day of May, 2023.

Notary Public

My commission expires: 5-17-25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
315 E Tickle, LLC	315 E Tickle, LLC	093-06-1J-106.00-CO
270 W Church St.	270 W Church St.	
Lexington, TN 38351	Lexington, TN 38351	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kimberly D Shacklock, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

315 E Tickle, LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1614 of Horizontal Property Regime of Viridian Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Horizontal Property Regime of Viridian Condominium of record in Instrument Number 20061004-0122833, as amended in Instrument Number 20061004-0122834, Instrument Number 20070711-0082578 and Instrument Number 20100616-0046702, together with Attorneys Certificate of record in Instrument Number 20061004-0122836, and further amended in Instrument Number 20111006-0077592 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit to said Master Deed.

Being the same property conveyed to Kimberly D Shacklock, an unmarried woman by Warranty deed from Todd Stephen Smith, an unmarried man of record in Instrument No. 20220609-0065719 Register's Office for Davidson County, Tennessee, dated May 27, 2022 and recorded on June 09, 2022.

SP 11/2015

This is improved property known as **415 Church Street # 1614, Nashville, TN 37219.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of May, 2023.

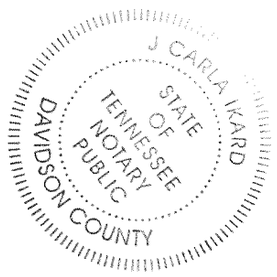
Kimberly D Shacklock

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kimberly D Shacklock, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of May, 2023.

Notary Public
My Commission Expires: 11.2.24



Lenders Title Company File No. 23-000946-524

SP 11/2015

TRUE COPY CERTIFICATION

I, JARRED S. CONWAY, 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 5/4/23 (date of document).

Jarred S. Conway

STATE OF TENNESSEE
COUNTY OF DYER

Sworn to and subscribed before me this 4 day of May, 2023.

Notary Public

My Commision Expires: 02/18/2026

Notary Seal's

