Name and Address of New Owner:
Christina McGuire
2101 Dabbs Avenue #8
Old Hickory, TN 37138

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1001396 DEEDWARR
05/09/2023 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,081.25
20230509-0034552

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 053081A00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Grand Gors, LLC, a Delaware limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christina McGuire, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 3 on the plan of The Villas At Blue Turtle Bay Townhome Association, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of The Villas At Blue Turtle Bay Townhome Association, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180627-0062027, amended in Instrument No. 20200805-0086574, Instrument No. 20210305-0028847, and in Instrument No. 20210311-0032306, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Grand Gors, LLC by Warranty Deed from The Villas at Blue Turtle Bay, LLC, a Tennessee limited liability company, dated April 8, 2022, said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2101 Dabbs Avenue #8, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of May, 2023.

Grand Gors, LLC

By: _____ sole member (SEAL)
Michael van Wilgen, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

Before me the undersigned, a Notary Public in and for state of County aforesaid, personally appeared **Michael van Wilgen, Sole Member for Grand Gors, LLC, a Delaware limited liability company**, with whom I am personally acquinted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the **Sole Member for Grand Gors, LLC** and that himself as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of **Grand Gors, LLC** by himself as **Sole Member** of **Grand Gors, LLC**.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of May, 2023.

_____
NOTARY PUBLIC

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
05/09/2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $562,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of May, 2023.

_____
Notary Signature
My commission expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 5/3/2023.

D. Shayne Adair

5/5/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5 **day of** May, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026