Name and Address of New Owner:
Heather Ann Cormier
1113 McClellan Lane
Nolensville, TN 37135

Karen Johnson Davidson County
Batch# 1013649 DEEDWARR
06/09/2023 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20230609-0044024

Send Tax Bills To:
New Owner

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

Map & Parcel No: 061030E10100

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, **1100 Inglewood Unit 101, LLC, a Wyoming Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Heather Ann Cormier**, a Single Woman "the Grantee," the following described real estate in Davidson County, Tennessee:

Being all of Unit 101, of The Avery Nashville, a Condominium, established by the Declaration of record in Instrument No. 20220413-0042766 and plan of record in Lot 28 Plat Book 1424, Page 85, amended in Book 9595, Page 352, all of the Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to 1100 Inglewood Unit 101, LLC, a Wyoming Limited Liability Company by Quitclaim Deed from Deodrick Sanders dated June 9th 2022 and recorded June 29th 2022 of record in Instrument No. 20220629-0075062 Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Deodrick Sanders, a married man by Special Warranty Deed from The Eagle Nashville, LLC, an Illinois Limited Liability Company dated May 3rd 2022 and recorded May 18th 2022 of record in Instrument No. 20220518-0057546 Register's Office for 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.

Improved property known as: 4810 Gallatin Pike, Apt. 105, Nashville, TN 37216

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 31st day of May, 2023.

1100 Inglewood Unit 101, LLC, a Limited Liability Company

By: Deo Sanders
Deodrick Sanders, Managing Member

STATE OF Texas
COUNTY OF Harris

Before me, Regina Machuca of the state and county mentioned, personally appeared Deodrick Sanders, Managing Member of 1100 Inglewood Unit 101, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of 1100 Inglewood Unit 101, LLC, the within named bargainor, a Limited Liability Company, and that such Deodrick Sanders, Managing Member of 1100 Inglewood Unit 101, LLC as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in The UPS Store, this 31st day of May, 2023.

Notary Signature

REGINA ANN MACHUCA
Notary Public, State of Texas
Comm. Expires 09-30-2026
Notary ID 131695021

Printed Name: Regina Machuca

My commission expires: 9.30.26

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 $625,000.00, 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 31st day of May, 2023.

Notary Signature
My commission expires: 11.3.2025

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

202306090044024

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/31/23 (date of document).

Affiant Signature

6/6/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

