WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

TRACEY PERRY NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

G-BC-23-2600-109

Karen Johnson Davidson County
Batch# 1018831 DEEDWARR
06/26/2023 10 06 37 AM 2 pgs
Fees $13 00 Taxes $1,480 00

20230626-0048331

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Terri Robyn Byers	NEW OWNER	
(NAME)	(NAME)	**117-03-0H-109 00-CO**
2600 Hillsboro Pike #109		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JERRY L. FOREHAND AND WIFE, JUDITH L. FOREHAND AND MELANIE J. FOREHAND, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERRI ROBYN BYERS, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 109 of The Enclave at Hillsboro Village as established by a Master Deed of record in Instrument No 20051005-0119789, and as amended in Instrument No 20060210-0016562 and 20060919-0116052, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit

Being the same property conveyed to Jerry L Forehand, Judith L Forehand and Melanie J Forehand by Warranty deed from Leslie Carlson and wife Pamela Carlson of record in Instrument No 20140703-0058754 Register's Office for Davidson County, Tennessee, dated June 25, 2014 and recorded on July 3, 2014

Being the same property conveyed to Jerry L Forehand and wife, Judith L Forehand and Melanie J Forehand, tenants in common with right of survivorship by Quitclaim deed from Jerry L Forehand, Judith L Forehand and Melanie J Forehand of record in Instrument No 20151113-0115367 Register's Office for Davidson County, Tennessee, dated November 09, 2015 and recorded on November 13, 2015

This conveyance is subject to
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 3, Register's Office for Davidson County, Tennessee
- Subject to the By-Laws for the administration thereof, also subject to the 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 thereon, and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Enclave At Hillsboro Village of record in Instrument Number 20051005-0119789 as amended in Instrument No 20060210-0016562 and Instrument No 20060919-0116052, Register's Office for Davidson County, Tennessee
- Quitclaim Deed for open space of record in Instrument Number 20070919-0111937 and Scriveners Affidavit of record as Instrument No 20071002-0117298, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument Number 20040312-0028775, Instrument No 20060228-0022027 and Instrument No 20060406-0039476, in the Register's Office for Davidson County, Tennessee
- Charter of record in Instrument Number 20050926-0115605 and Instrument No 20050928-0116816, in the Register's Office for Davidson County, Tennessee
- Grant of Easement of record in Instrument Number 20200310-0026753, in the Register's Office for Davidson County, Tennessee
- Easement for Temporary Construction of record in Book 6502, Page 162, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2600 Hillsboro Pike #109, Nashville, Tennessee 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Witness my/our hand(s) this the 23rd DAY OF JUNE, 2023

Jerry L. Forehand by Margaret Means, Attorney in Fact

Judith L. Forehand by Margaret Means, Attorney in Fact

Melanie J. Forehand by Margaret Means, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JERRY L. FOREHAND, and who acknowledged he/she/they executed the same as the free act and deed of the said JERRY L. FOREHAND

Witness my hand and official seal, this the 23rd of June, 2023

Notary Public
My Commission Expires
(SEAL)

LOGAN BELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/08/2027 CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JUDITH L FOREHAND, and who acknowledged he/she/they executed the same as the free act and deed of the said JUDITH L. FOREHAND

Witness my hand and official seal, this the 23rd of June, 2023

Notary Public
My Commission Expires
(SEAL)

LOGAN BELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/08/2027 CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MELANIE J. FOREHAND, and who acknowledged he/she/they executed the same as the free act and deed of the said MELANIE J FOREHAND

Witness my hand and official seal, this the 23rd of June, 2023

Notary Public
My Commission Expires
(SEAL)

LOGAN BELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/08/2027 CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212