WARRANTY DEED

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 6-18-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hugh M. Sims & Stacey S. Sims	Sims Revocable Living Trust	
(NAME) 1101 18th Ave S #607	(NAME) 2060 Quail Run Drive	104-04-0E-607.00-CO
(ADDRESS) Nashville, TN 37212	(ADDRESS) Bowling Green KY 42104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **SONYA LINK, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUGH M. SIMS, III AND STACEY S. SIMS, TRUSTEES OF THE SIMS REVOCABLE LIVING TRUST, DATED DECEMBER 18, 2012,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 607, on the Plan of 1101 Eighteenth Avenue, a Horizontal Property Regime, created under Tide 66, Chapter 27, Section 101 Et seq., as amended in Tennessee Code Annotated, and as established by Master Deed and By-laws of record in Instrument Number 20060807-0096688; and re-recorded in Instrument No. 20060817-0101760, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 1101 Eighteenth Avenue as shown on Exhibit "E" to the Master Deed of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Sonya Link, a married woman by Warranty deed from Martin H. Heflin, Managing Member of 1101 Eighteenth Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20101117-0092006 Register's Office for Davidson County, Tennessee, dated November 12, 2010 and recorded on November 17, 2010.

This was not the martial residence of the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1101 18th Ave S #607, Nashville, TN 37212 (unimproved)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Karen Johnson Davidson County
Batch# 1026704 DEEDWARR
07/14/2023 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,068.30
20230714-0054278

Witness my hand this 14th day of July, 2023

SONYA LINK

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 Sonya Link, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2023.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Certificate of Authenticity

I, Nick 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 **July 14, 2023**.



Affiant Signature

7/14/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **14th** day of **July**, 20**23**.



Notary's Signature

My Commission Expires: _____

Date

