PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1027036 DEEDWARR
07/17/2023 02 55 00 PM 2 pgs
Fees $13 00 Taxes $869 50

20230717-0054854

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES 6/29/25

(AFFIX SEAL)

JOANNA J HORVAT NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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
Otilia Thebele	Otilia Thebele	
(NAME)	(NAME)	
2025 Woodmont Blvd #245	2025 Woodmont Blvd #245	117-11-0J-245 00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, **DAVID A. FLOYD, JR., TRUSTEE OR HIS SUCCESSORS IN INTEREST, OF THE FLOYD-BARBER TRUST DATED JUNE 14, 2017, AND ANY AMENDMENTS THERETO**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OTILIA THEBELE, UNMARRIED WOMAN** 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:

Land in Davidson County, Tennessee, being Unit No. 245, of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to DAV, LLC, a Tennessee limited liability company by Warranty Deed from The Garden Partners, a Tennessee general Partnership of record in Instrument No. 20040930-0117876, Register's Office for Davidson County, Tennessee, dated June 10, 2004.

Being the same property conveyed to Carrie B. Barber by Quitclaim Deed from DAV, LLC, a Tennessee limited liability company of record in Instrument No. 20140320-0022916 Register's Office for Davidson County, Tennessee, dated January 22, 2014.

Being a portion of the same property conveyed to David A. Floyd, JR., Trustee or his successor in interest, of the Floyd-Barber Trust dated June 14, 2017 by Quitclaim Deed from Carrie B. Floyd-Barber, also known as Carrie B. Barber, Carrie B. Floyd Barber, Carrie B. Floyd, and Carrie Baker Floyd of record in Instrument No. 20170706-0067819 Register's Office for Davidson County, Tennessee, dated July 05, 2017.

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.

unimproved
This is improved x property, known as 2025 Woodmont Blvd #245, Nashville, TN 37215
(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

Witness my hand this 14th day of July, 2023

DAVID A FLOYD, JR , TRUSTEE

BY _____

TRUSTEE

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 OLD REPUBLIC EXCHANGE COMPANY as Qualified Intermediary for David A. Floyd, Jr , Trustee of the Floyd-Barber Trust dated June 14, 2017, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he 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