Karen Johnson Davidson County
Batch# 1038177 DEEDWARR
08/14/2023 03:52:30 PM 4 pgs
Fees: $23.00 Taxes: $947.20
20230814-0063230

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$256,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #23-TC-5600-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffery J. Maxoutopoulis and Terri G. Maxoutopoulis, Trustees of Jeff and Terri Maxoutopoulis Living Trust	**NEW OWNER**	
(NAME)	(NAME)	**162-09-0B-101-00CO**
3531 Crespi Court		
(ADDRESS)	(ADDRESS)	
Pleasanton, CA 94566		
(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, **HELEN AUER GIRARD, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFERY J. MAXOUTOPOULIS AND TERRI G. MAXOUTOPOULIS, TRUSTEES OF JEFF AND TERRI MAXOUTOPOULIS LIVING TRUST** 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:

A certain condominium apartment in Davidson County, TN, described as Unit No. 188 of Hickory Valley Condominiums, Phase III, Revised a Condominium, a Horizontal Property Regime, located on Country Drive, Nashville, TN, as shown on the plat of Hickory Valley Condominiums, Phase III, Revised, Condominium apartments, recorded in Book 5050, Page 94 and Book 5200, Page 110, said Register's Office, and described in a Master Deed recorded in Book 4918, Page 116 as amended in Book 4958, Page 346, said Register's Office, to which reference is hereby made, The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hickory Valley Condominiums, Phase III, Revised Condominium Apartments contained in the Master Deed recorded in Book 4918, Page 116 as amended in Book 4958, Page 346, and By-Law appended thereto. Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Helen Auer, an unmarried person by Warranty deed from Joseph Wayne Hollis of record in Instrument No. 20180222-0016927, Register's Office for Davidson County, Tennessee, dated February 21, 2018 and recorded on February 22, 2018. Also see Deed of Correction recorded March 12, 2018, of record in Instrument Number 20180312-0023025, said Register's Office. Helen Auer has since married and is nka Helen Auer Girard.

David Girard joins in to convey any interest he may have.

This conveyance is subject to:
* Taxes for the year 2023, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record in Plat Book 5050, Page 94 and Book 5200, Page 131,

Register's Office for Davidson County, Tennessee.

* The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is 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 Hickory Valley Condominiums of record in Book 4918, Page 116 as amended in Book 4958, Page 346, Book 4521, Page 574 and Book 5001, Page 394, Register's Office for Davidson County, Tennessee.
* By-Laws of record in Book 4918, Page 125 as amended in Book 4958, Page 346 and Book 8797, Page 918, in the Register's Office for Davidson County, Tennessee.
* Charter of Hickory Valley Condominiums, Phase 3, Association of record in Book 8021, Page 852, in the Register's Office for Davidson County, Tennessee.
* Easement and Right-of-Way as contained in the Deed of record in Book 3372, Page 430, in the Register's Office for Davidson County, Tennessee.
* Easements of record in Book 4842, Page 979, Book 5606, Page 663 and Book 7497, Page 740, in the Register's Office for Davidson County, Tennessee.
* Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5600 Country Drive, Unit 188, Nashville, TN 37211**.

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 14th day of August, 2023.

Helen M. Girard

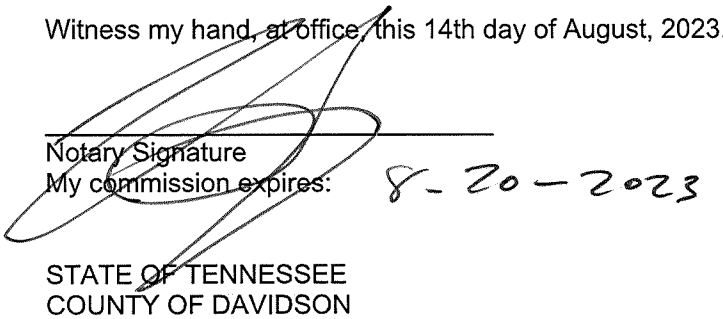
Helen Auer Girard

David Girard

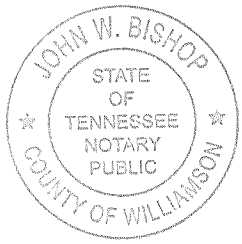
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of August, 2023, before me personally appeared Helen Auer Girard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of August, 2023.



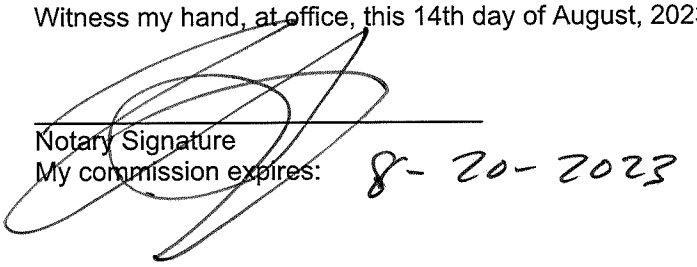
Notary Signature
My commission expires: 8-20-2023



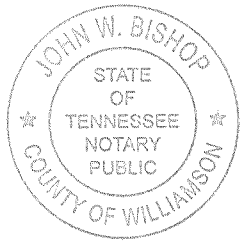
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of August, 2023, before me personally appeared David Girard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of August, 2023.



Notary Signature
My commission expires: 8-20-2023



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 this the 14 day of August, 2023.

Affiant Signature
Date 8/14/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON