WARRANTY DEED

Karen Johnson Davidson County
Batch# 1047435 DEEDWARR
09/07/2023 01:32:30 PM 4 pgs
Fees: $23.00 Taxes: $777.00
20230907-0070305

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF September, 2023

Notary Public

MY COMMISSION EXPIRES:

(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
Matthew Ryan Hargis	SAME AS OWNER	
(NAME)	(NAME)	117-11-0J-342.00-CO
[redacted]	1212 Graybar Lane	
(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,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW RYAN HARGIS,** 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. 342, together with the appurtenant interest in the common elements 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 by First Amendment to Master Deed of record as Instrument No. 20050404-0036415 and Second Amendment of record as 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 a portion of the same property conveyed to David A. Floyd, Jr., Trustee or his successors in interest, of the Floyd-Barber Trust dated June 14, 2017, and any amendments thereto, 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 and recorded on July 06, 2017.

Also included in this transfer:
Land in Davidson County, Tennessee, being Garage Unit No. C-2, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20040209-0015685, re-recorded in Instrument No.20040212-0017074, amended in Instrument No. 20050404-0036415 and in 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 part of the same property conveyed to B&D Investment Group, LLC, a Tennessee limited liability company from David Floyd, by Quitclaim Deed dated September 28, 2006, of record in Instrument No. 20061003-0122626, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David A. Floyd, Jr., Trustee or his Successors in Interest, of the Floyd-Barber Trust Dated June 14, 2017 from B&D Investment Group, LLC, a Tennessee limited liability company, by Quitclaim Deed dated _____, of record in Instrument No. __20230907007030 4_____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following easements, restrictive covenants, and conditions: Subject to all matters shown on the Plan of record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040209-0015685, and re-recorded in Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and further amended in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Right of Entry Agreement of record in Book 9921, Page 620, in the Register's Office for Davidson County, Tennessee. Sewer Easement of record in Book 3921, Page 507, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20110930-0075711, in the Register's Office for Davidson County,

unimproved _
This is improved x property, known as 2025 Woodmont Blvd Unit 342, 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 31 day of August, 2023.

THE FLOYD-BARBER TRUST DATED JUNE 14, 2017

BY:

DAVID A. FLOYD, JR., TRUSTEE

STATE OF FLORIDA
COUNTY OF Walton

Before me, the undersigned notary public of the state and county aforementioned, personally appeared David A. Floyd, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Trustee of the Floyd-Barber Trust dated June 14, 2017, and that he/she as such Trustee of the Floyd-Barber Trust dated June 14, 2017, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by himself as Trustee of the Floyd-Barber Trust dated June 14, 2017.

Witness my hand and official seal this 31 day of August, 2023.

Commission expires:

Notary Public State of Florida
Lindsey A. McEwan
My Commission HH 411391
Expires 7/17/2027

Notary Public

TRUE COPY CERTIFICATION

I, Elizabeth Leonberger, 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 September 1, 2023.

Signature
Date: September 1, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 1st day of September, 2023 personally appeared before me, a notary public for the State aforesaid, Elizabeth Leonberger, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025