Karen Johnson Davidson County
Batch# 1064862 DEEDWARR
10/26/2023 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20231026-0083784

Prepared by:

615 Title, LLC
807 Bradford Ave
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00

Affiant

Subscribed and sworn to before me this 24th day of October, 2023.

Notary Public
My Commission Expires: 03/07/2026

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

2023-356

Address of New Owner:	Send Tax Bills to:	Tax Information:
The Bangs Revocable Living Trust	New Owners	
5800 Lonetree Blvd, Suite 201		044-14-0E-040.00CO
Rocklin, CA 95765		

WARRANTY DEED

For and in 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

Trillium Investment Partners LLC, a Tennessee limited liability company,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jeremy Bangs and Amy L. Bangs, as Trustees of The Bangs Revocable Living Trust, u/d/t April 11, 2001, as fully restated April 16, 2013,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit 40, on the Plan of Hadley Village Owner's Association, Inc., attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Hadley Village Owner's Association, Inc., a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190826-0085669, amended in Instrument No. 20200318-0030072, corrected amendment in Instrument No. 20200320-0030626 and amended in Instrument No. 20201016-0120556 and Instrument No. 20210317-0035381, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Trillium Investment Partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Lyman O. Heidtke and B. Hemanth Kumar, as tenants in common, of record in Instrument No. 20190909-0091054 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 09, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **501 Hadley Village Boulevard Nashville, TN 37138.**

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 24th day of October, 2023.

Trillium Investment Partners LLC, a Tennessee Limited Liability Company

By: _____
Trevor J. Garrett, Managing Member

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 Trevor J. Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Managing Member of Trillium Investment Partners LLC, a Tennessee limited liability company and that he is authorized by Trillium Investment Partners LLC, to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of October, 2023.

_____
Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 10/24/23.

D. Shayne Adair

10/25/23
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 25 day of Oct., 2023.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026