Karen Johnson Davidson County
Batch# 1071072 DEEDWARR
11/13/2023 02:19:14 PM 2 pgs
Fees: $13.00 Taxes: $14,060.00
20231113-0088385

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-20-2024

File #23-TC-4020-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)
Garrett R. Hegel and Sharon S. Hegel	**Same as New Owner**	
(NAME)	(NAME)	**117 13 0 022.00**
4020 Skyline Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **VINTAGE SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARRETT R. HEGEL AND SHARON S. HEGEL, HUSBAND AND WIFE** 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:

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Plan of Vailwood Heights, of record in Plat Book 1835, Page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Vintage South, LLC, a Tennessee limited liability company, by Warranty Deed from Caroline Hart Cubillo and Ronald Jesus Cubillo Jimenez, as tenants by the entireties, of record in Instrument No. 20220408-0041319, in the Register's Office of Davidson County, Tennessee, dated March 31, 2022, and recorded on April 08, 2022.

This conveyance is subject to:
* Property Taxes for the year 2024 and subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Vailwood Heights, as recorded in Plat Book 1835, Page(s) 32, said Register's Office.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1318, Page 332 and Instrument No. 20230817-0064271, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **4020 Skyline Drive, Nashville, TN 37215**.

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 10th day of November, 2023.

Vintage South, LLC, a Tennessee Limited Liability Company

By: _____
Nathan Lyons, Sole Member and Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared NATHAN LYONS, Sole Member and Chief Manager of VINTAGE SOUTH, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member and Chief Manager of VINTAGE SOUTH, LLC, the within named bargainor, a Limited Liability Company, and that such NATHAN LYONS, Sole Member and Chief Manager of VINTAGE SOUTH, LLC, as such Sole Member and Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member and Chief Manager.

Witness my hand and seal this 10TH day of NOVEMBER, 2023.

_____
Notary Signature
My commission expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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