Karen Johnson Davidson County
Batch# 1085125 DEEDWARR
12/22/2023 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20231222-0098867

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON & Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: 6-18-25
(AFFIX SEAL)

JAMES R. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File #23-KA-6719-3

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)
Breann Hilton	United Wholesale Mortgage	
(NAME)	(NAME)	102-11-0C-003.00-CO
6719 Charlotte Pike #3	585 South Blvd. East	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Pontiac MI 48341	
(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, **6719 CHARLOTTE PIKE, 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 **BREANN HILTON, UNMARRIED WOMAN** 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:

Located in Davidson County, Tennessee, and being Unit No 3, of Brook Hollow Residences, a Horizontal Property Regime with private elements, which is a planned unit development, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of covenants, conditions and restrictions for Brook Hollow Residences of record in Instrument No. 20180802-0075989, as amended by amendment to declaration of covenants, conditions and restrictions (the "Amendment") of record at Instrument No. 20210503-0058734, and Instrument No. 20230316-0019121, Register's Office for Davidson County , Tennessee. Reference is hereby made to the Plat of Units set forth set forth in Exhibit A-I-S of said Amendment for the location of the units described herein.

Being a portion of the same property conveyed to WAC Contractors, LLC, a Tennessee limited liability company by Warranty Deed from E. L. Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20200514-0050189 Register's Office for Davidson County, Tennessee, dated May 08, 2020 and recorded on May 14, 2020.

Being a portion of the same property conveyed to 6719 Charlotte Pike, LLC, a Tennessee limited liability company by Quitclaim Deed from WAC Contractors, LLC, a Tennessee limited liability company of record in Instrument No. 20210503-0058735 Register's Office for Davidson County, Tennessee, dated April 29, 2021 and recorded on May 03, 2021.

This conveyance is subject to:
* Taxes for the year 2024 and subsequent years.
* Plan of record in Plat Book 2133, Page 29 and Plat Instrument No. 20210818-0111898, Register's Office for Davidson County, Tennessee.
* Declaration of Covenants, Conditions and Restrictions establishing BROOK HOLLOW RESIDENCES, A Horizontal Property Regime With Private Elements of record in Instrument Number 20180802-0075989,

Amendment record in Instrument Number 20210503-0058734 and Instrument Number 20210329-0041045 and Instrument No. 20230316-0019121, Register's Office for Davidson County, Tennessee.
* Charter for Brook Hollow Residences Homeowners Association, Inc. of record in Instrument Number 20180802-0075984, in the Register's Office for Davidson County, Tennessee.
* Declaration and Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20210811-0108151, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **6719 Charlotte Pike, #3, Nashville, TN 37209**.

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 22nd day of December, 2023.

6719 Charlotte Pike, LLC, a Tennessee Limited Liability Company

By: _____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared LOY CARNEY as AUTHORIZED AGENT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be AUTHORIZED AGENT of 6719 CHARLOTTE PIKE, LLC, the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as AUTHORIZED AGENT of 6719 CHARLOTTE PIKE, LLC.

Witness my hand and seal this 22 day of DECEMBER, 2023.

_____
Notary Signature
My commission expires: _____

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

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

Certificate of Authenticity

I, Nick Harris, 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 **December 22, 2023**.

Affiant Signature

12/22/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **22nd** day of **December**, 20**23**.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026