WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

DM-HV-21-3044-37

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $536,899.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicole Michelle Stacy	**Wilson Bank & Trust**	
(NAME) **3044 Edwin Cir**	(NAME) **207 Legends Dr.**	**072 05 0N 037.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Lebanon, TN 37087**	
(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, **HIGH VIEW COTTAGES, 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 **NICOLE MICHELLE STACY, AN 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:

Land in Davidson County, Tennessee, being Unit Numbers 37, as shown on the site plan attached as Exhibit "B" of the Declaration of High View Cottage, a townhouse Planned Unit Development, a Horizontal Property Regime, of record as Instrument No. 20201216-0148666, as amended by Instrument No. 20210204-0016516 in the Register's Office for Davidson for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to High View Cottage LLC, a Tennessee limited liability company, by Warranty Deed from LVH, LLC, a Tennessee limited liability company, of record in Instrument No. 20200923-0109424, in the Register's Office of Davidson County, Tennessee, dated September 23, 2020, and recorded on September 23, 2020; as affected by Scrivener's Affidavit recorded in Instrument No. 20210503-0058958.

This conveyance is subject to:
- County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of High View Cottages, shown as Exhibit "B", as recorded in Instrument No. 20200922-0108662.
- Covenants, Conditions and Restrictions as set forth in Master Declaration for High View recorded in Instrument No. 20200922-0108662; as affected by Declaration for High View Cottages, a Townhouse Planned Unit Development, (a Horizontal Property Regime), recorded in Instrument No. 20201216-0148666, First Amendment recorded in Instrument No. 20210204-0016516, and Second Amendment recorded in Instrument No. 20230406-0025206.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, and Appurtenances as set forth in instrument recorded in Instrument No. 20201102-0127504.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3044 Edwin Cir, Nashville, Tennessee 37207**.

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.

Karen Johnson Davidson County
Batch # 1099151 DEEDWARR
02/08/2024 10:21:41 AM 2 pgs
Fees: $13.00 Taxes: $1,986.53

20240208-0008915

Witness my/our hand(s) this the 2nd DAY OF FEBRUARY, 2024.

High View Cottages, LLC

BY: _____
Logan Bell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOGAN BELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HIGH VIEW COTTAGES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of February, 2024.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212