WARRANTY DEED

Karen Johnson Davidson County
Batch# 1105147 DEEDWARR
02/28/2024 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240228-0013465

File #24-TC-4204-106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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)
T. Nicholas Gill V	New Owner	
(NAME)	(NAME)	**131 02 0D 006.00**
4204 Hillsboro Pike, #106		
(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, **AMY H. GIPSON, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **T. NICHOLAS GILL V, AN UNMARRIED MAN** 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:

Lot (Unit) No. 6 in Hillsboro Hall, Phase I, a Private Element Horizontal Property Regime (Being the Plan of the Village at Hillsboro), located at 4204 Hillsboro Pike, Davidson County, Tennessee, and described in a Declaration, of record in Book 11713, page 350, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made.

Being the same property conveyed to Amy H. Gipson, unmarried, by Warranty Deed from Haury and Smith Contractors, Inc., of record in Instrument No. 20001002-0097212, in the Register's Office of Davidson County, Tennessee, dated September 29, 2000 and recorded on October 02, 2000.

This conveyance is subject to:
* 2024 Taxes, a lien not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillsboro Hall, Phase I, a Private Element Horizontal Property Regime, as recorded in Plat Book 11700, Page(s) 45.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hollywood Place, as recorded in Plat Book 547, Page(s) 85 and 86 and Plat Book 9700, Page 786.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 11713, Page 350 and as amended in Instrument No. 20000202-0010655; Instrument No. 20170505-0044942 and Instrument No. 20181018-0103554.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 11713, Page 380.
* Easement for Cross, recorded in Book 11622, Page 610.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4204 Hillsboro Pike, #106, 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 21st day of February, 2024.

Amy H. Gipson

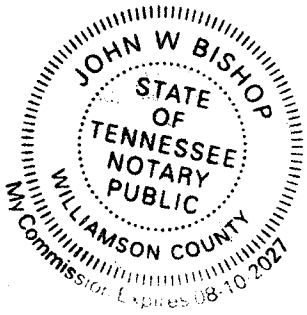
Amy H. Gipson

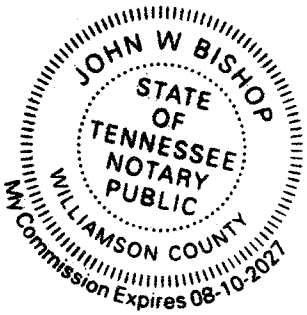
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of February, 2024, before me personally appeared Amy H. Gipson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of February, 2024.

Notary Signature
My commission expires:





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

Certificate of Authenticity

I, Joshua A. Terry, 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 2/21/24.

Affiant Signature – Joshua A. Terry

2/23/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/23/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27