Name and Address of New Owner:
GAV Nashville, LLC
5515 Country Drive #47
Nashville, TN 37211

Send Tax Bills To:
GAV Nashville, LLC
1568 Eden Rose Place
Nolensville, TN 37135

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1115147 DEEDWARR
03/26/2024 10:30:30 AM 4 pgs
Fees: $23.00 Taxes: $867.65
20240326-0020872

Map & Parcel No: 162-05-0C-047-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Melissa Boyd, an unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **GAV Nashville, LLC, ,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 47, on the Plan of Hickory Valley Condominiums, a Condominium, a Horizontal Property Regime, located on Country Drive, Nashville, TN, as shown on the plat of Hickory Valley Condominiums, Condominium Apartments, of record in Book 4460, Page 27, and as established by a Master Deed of record in Book 4521, Page 574; as clarified in Book 5001, Page 394; as amended in Book 8466, Page 263 and in Book 10597, Page 675; and as re-recorded in Book 10645, Page 743, Register's Office for said County, to which reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hickory Valley Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 4521, Page 574; as clarified in Book 5001, Page 394; as amended in Book 8466, Page 263 and in Book 10597, Page 675; and re-recorded in Book 10645, Page 743. and By-Laws appended thereto, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Melissa Boyd, an unmarried person, their successors and assigns, forever, in fee simple by Deed dated August 26, 2016 from Britiny Holt n/k/a Britiny Clark, married and Mary M. Smotherman, unmarried, recorded August 29, 2016, in Instrument Number 201608290090034, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5515 Country Drive Apt 47, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of March, 2024.

Melissa K Boyd (SEAL)
Melissa Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of March, 2024, before me personally appeared Melissa Boyd, 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 22nd day of March, 2024.

Karla K. Lilley

Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $234,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY ~~OF DAVIDSON~~

Sworn to and subscribed before me this 22nd day of March, 2024.

Notary Signature
My commission expires:



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 3/22/24.

Affiant Signature

3/25/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/25/24.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON