THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4555
Parcel ID: 109-05-0D-069.00

Property Address:
1614 Lincoya Bay Drive, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1117237 DEEDWARR
04/02/2024 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20240402-0022830

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Warranty Deed

Send Tax Statements To:
Mortgage Investors Group
8320 East Walker Springs Ln Ste 200
Knoxville, TN 37923 _

Name and Address of New Owner:
Sharon Boyd
1614 Lincoya Bay Dr
Nashville, TN 37214

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I, HANNAH HALKIAS, (Formerly Known as HANNAH C. CROUSE) a married woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **SHARON V. BOYD, an unmarried person,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson,** State of Tennessee, to-wit:

Land in Davidson county, Tennessee, being Unit No. 1614 on the plan of the cottages at Williams Bend Townhouses, a horizontal property regime with private elements, created under Title 67, Section 27-101, Et SEQ, as amended, Tennessee Code Annotated, and as established by declaration of covenants, conditions and restrictions for The Cottages At Williams Bend Townhouses, a horizontal property regime with private elements, of record in Instrument No. 20020628-0076712, and supplementary declarations in Instrument No. 20041028-0129585, and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, including without limitation the bylaws appended thereto, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said declaration of covenants, reference is hereby made to the plan of The Cottages At Williams Bend Townhouses, of placement of units, as shown of Exhibit C to the supplementary declaration of covenants of record in Instrument No. 20050923-0114373, for a more complete identification and description of said units.

Being the same property conveyed to HANNAH C. CROUSE, a single woman, (a/k/a HANNAH HALKIAS) by Deed dated July 25, 2018 from NIGEL A. KIRLEW and wife, SANDRA L. KIRLEW, recorded July 27, 2018, in Instrument Number 20180727-0073619, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1614 Lincoya Bay Drive, Nashville, TN 37214. The said Athanasios Halkias joins in this conveyance to waive any and all rights he has in said property.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2024 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument N. 20000918-0092189, Register's Office for Davidson County, Tennessee.

3. Sewer Easement as contained in Book 5406, page 470, Register's Office for Davidson

County, Tennessee.

4. Utilities Easement as contained in Book 6185, page 216 and Book 7498, page 726, Instrument No. 20000331-0032369 and Instrument No. 20021204-0149457, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewer and/or Storm Drainage Easement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 7121, page 169, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 6156, page 669, Book 6247, page 370, Book 6663, page 871, Instrument No. 20021204-0149456, Instrument No. 20040628-0076712, Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

ATHANASIOS HALKIAS, husband of HANNAH HALKIAS, joins in the conveyance to convey an right, title or interest he may have in said property by virtue of his marriage to HANNAH HALKIAS.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 28 day of March, 2024.

HANNAH HALKIAS

ATHANASIOS HALKIAS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named HANNAH HALKIAS and ATHANASIOS HALKIAS, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 28 day of ~~March~~, 2024.

Notary Public

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $270,000.00.

Affiant

SWORN TO and subscribed before me on this 28th day of March, 2024.

Notary Public

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 7.16.2024

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 3-28-24.

Kim Rogers
Affiant
Date: 3-28-24

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 28 day of March, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY