Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-3185-MC

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $287,520.00.

Affiant

Karen Johnson Davidson County
Batch # 1130027 DEEDWARR
05/02/2024 10:18:51 AM 2 pgs
Fees: $13.00 Taxes: $1,063.82
20240502-0032137

Subscribed and sworn to before me, this the 1st day of May, 2024.

Notary Public
My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew Robinson and Monique Derico 165 Heritage Trace Drive Madison, TN 37115	New Owner	042 11 0B 045.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **TN Investment Group, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Monique Derico and Matthew Robinson, Wife and Husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being Apartment Unit No. 165 of HERITAGE VILLAGE CONDOMINIUMS created under Title 66, Section 27-101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, Page 179 as amended in Book 4808, Page 829, Book 5102, Page 383 and Book 6380, Page 989 and further supplemented and amended by Instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is here made to the Plat of Heritage Village Condominium set forth as "Exhibit A" of said supplement and amendment to Master Deed, for a more complete identification and description of said Unit.

Being the same property conveyed to TN Investment Group, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Music City Financial, LLC, A Texas Limited Liability Company, of record in Instrument No. 20240213-0010063, in the Register's Office of Davidson County, Tennessee, dated February 12, 2024 and recorded on February 13, 2024.

This is ☒ improved or ☐ unimproved property located at: **165 Heritage Trace Drive, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2024.

GRANTOR:

TN Investment Group, LLC, a Tennessee Limited Liability Company

By: _____
Gabriela Fletcher, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Gabriela Fletcher,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the **Member of TN Investment Group, LLC**, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 1st day of May, 2024.

_____
Notary Public
My Commission expires: 9-26-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY