Warranty Deed

Karen Johnson Davidson County Batch# 1133928 DEEDWARR 05/13/2024 10:39:30 AM 3 pgs Fees: $18.00 Taxes: $1,443.00 20240513-0034946	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $390,000.00 Affiant Subscribed and sworn to before me, this the 10th day of May, 2024. Notary Public My commission expires: 11-21-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Nicholas Retterer	New Owner(s)	050-02-0A-334.00-CO
2221 Silverton Drive		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAURA TRIGG GILBERT, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS RETTERER, AN UNMARRIED MAN**, 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:

Land in Davidson County, Tennessee, being Unit 334 as established by the Master Deed or Declaration of Belle Arbor Townhomes ("Master Deed"), a horizontal property regime, of record in Instrument No. 20171116-0117974 as corrected in Scrivener's Affidavit as recorded in Instrument No. 20171122-0119839 and as amended by Instrument No. 20180105-0001817, Instrument No. 20190708-0066428 and Instrument No. 20191112-0116482, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit D to the aforementioned Master Deed, to which reference is made for a more complete and accurate description of the property; together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements.

Being the same property conveyed to Laura Trigg Gilbert, single woman by Warranty Deed from SDH Nashville LLC, a Georgia limited liability company of record in Instrument No. 20200813-0090765 Register's Office for Davidson County, Tennessee, dated August 12, 2020 and recorded on August 13, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2221 Silverton Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of May, 2024.

Laura Trigg Gilbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Laura Trigg Gilbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of May, 2024.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-03-2025

Notary Public

My Commission Expires: 3·3·25

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 10, 2024.

J. Carlton Drumwright

May 10, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 10, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY