Karen Johnson Davidson County
Batch# 1167589 DEEDWARR
08/12/2024 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,697.30
20240812-0060752

WARRANTY DEED

File No. AD-24-7191

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $729,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/7/2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olufemi Adeniyi Rhodes-Vivour and Sarita M. Rhodes-Vivour	NEW OWNERS	
(NAME) 121 Neill Avenue, Unit G	(NAME) 6429 22ND RDN	082-12-3C-007.00-CO
(ADDRESS) Nashville, TN 37206	(ADDRESS) ARLINGTON, VA 22205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Shepley W. Heard, an unmarried person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Olufemi Adeniyi Rhodes-Vivour and Sarita Michelle Rhodes-Vivour, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 No. G, on the plan of Lockewood Neill, formerly known as Homes at 121 Neill Avenue, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160517-0049296 and Instrument No. 20170403-0032504, as amended in Instrument No. 20170403-0032503, Instrument No. 20200422-0042278, Instrument No. 20210212-0020501 and Instrument No. 20221019-0114139, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a portion of the same property conveyed to MN9, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from JNBW Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220302-0023677, Register's Office for Davidson County, Tennessee, dated March 01, 2022 and recorded on March 02, 2022.

Being a portion of the same property conveyed to HVH Five Points, LLC, a Tennessee limited liability company by Warranty Deed from MN9, LLC, a Tennessee limited liability company of record in Instrument No. 20220817-0093191 Register's Office for Davidson County, Tennessee, dated August 15, 2022 and recorded on August 17, 2022.

Being the same property conveyed to Shepley W. Heard, an unmarried person by Special Warranty Deed from HVH Five Points, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230828-0066960 Register's Office for Davidson County, Tennessee, dated August 25, 2023 and recorded on August 28, 2023.

This is property more commonly known as 121 Neill Avenue, Unit G, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 7th day of August, 2024.

Shepley W. Heard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of August, 2024, before me personally appeared Shepley W. Heard, 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 7th day of August, 2024.

Notary Signature
My commission expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 August 7 2024.

Affiant Signature

8/7/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of August 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026