WARRANTY DEED

Karen Johnson Davidson County
Batch# 1174872 DEEDWARR
08/27/2024 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20240827-0065943

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$239,999.00~~ $230,000.00

Dawn Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12-21-2024
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel J Kroeger	1st National Bank of Middle Tennessee	162 16 0A 065.00
(NAME)	(NAME)	
20 Sycamore Ct	200 East Main St	162160A06500CO
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	McMinnville, TN 37110	
(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, **Soulful Design and Builds, LLC, a Tennessee Limited Liability Company**. HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel John Kroeger, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 all of Unit 20, Building 14, of Hickory Hollow Condominiums, formerly Mill Creek Club Condominiums, a Condominium, established by the Master Deed of record in Book 4887, Page 961, and amended in Book 5000, Page 607, Book 5101, Page 809, Instrument No. 20040805-0094013, amended and restated Master Deed in Book 10468, Page 653, amended in Instrument No. 20050810-0094534 and Instrument No. 20080619-0063138, and plan of record in Book 5050, Page 103, all of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Soulful Design and Builds, LLC, by virtue of that certain Warranty Deed dated July 31, 2020, and being of record at Instrument No. 20200805-0086865 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 20 Sycamore Ct Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved

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 hand this 27th day of August, 2024.

SOULFUL DESIGN AND BUILDS, LLC

By: Jessica Azor, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jessica Azor** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of **Soulful Design and Builds, LLC**, the within named bargainor, a Limited Liability Company, and that such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Soulful Design and Builds, LLC.**

WITNESS my hand and official seal at office this 27th day of August, 2024.

Notary Public

My Commission Expires: 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Amanda Maynor, 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 27, 2024**.

Date

Affiant Signature

August 27, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of August, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON