Karen Johnson Davidson County
Batch# 1179336 DEEDWARR
09/09/2024 03:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20240909-0069412

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-4022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of September, 2024

Notary Public

Commission Expires: 7/15/26

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Justin Richardson 119 Highland Villa Drive Nashville, TN 37211	Ameris Bank 1850 Parkway Place Suite 400 Marietta, GA 30067	161 14 0B 119.00

WARRANTY DEED

FOR AND IN 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,

Sky E. Dainty, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin Richardson, unmarried man

HEREINAFTER CALLED THE GRANTEES, 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. 119 of Highland Villa Condominiums, the Master Deed has established its horizontal property regime recorded in Book 7278, Page 312, and amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153 and Book 7600, Page 361, all in the Register's Office for Davidson County, Tennessee, reference to the plan thereof, Exhibit B to said Master Deed, being hereby made for full particulars.

BEING the same property conveyed by Warranty Deed from Matthew G. Ellis, married to Sky E. Dainty, an unmarried woman, recorded April 30, 2021, as Instrument No. 20210430-0058050 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 119 Highland Villa Drive, Nashville, TN 37211.

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 so 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.

Dated this the 3RD day of September, 2024.

Sky E. Dainty

Sky E. Dainty

STATE OF North Carolina
COUNTY OF Forsyth

On this 3RD day of September, 2024, before me personally appeared Sky E. Dainty, 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 3RD day of September, 2024.

Notary Signature
My commission expires: 4/19/2027

NOTARY PUBLIC
CHRISTIE J. DEVINE
Randolph County
My Commission Expires
April 19, 2027
NORTH CAROLINA

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 so 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.

Dated this the ~~4th~~ 3rd day of ~~September~~ September, 2024.

Sky E. ~~Dainty~~ Dainty

STATE OF North Carolina
COUNTY OF Forsyth

On this ~~4th~~ 3rd day of September, 2024, before me personally appeared Sky E. Dainty, 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 ~~4th~~ 3rd day of September, 2024.

Christie J. Devine
Notary Signature
My commission expires: 4/19/2027

NOTARY PUBLIC
CHRISTIE J. DEVINE
Randolph County
My Commission Expires
April 19, 2027
NORTH CAROLINA

Certificate of Authenticity

I, Joshua A. Terry, 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 9/3/2024.

Affiant Signature – Joshua A. Terry

9/9/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/9/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27