Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1242

Karen Johnson
Batch # 1181144
09/12/2024 02:35:59 PM
Fees: $13.00 Taxes: $806.60

Davidson County
DEEDWARR
2 pgs

20240912-0070498

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Valerie Joy Hyman, unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Artisan Acquisition Partners, LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. I-10 on the Revised plan of The Villager Condominium apartments, of record in Book 5200, Page 201, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Valerie Joy Hyman by Warranty Deed from Wade B. Cowan and Robert B. Cowan and Wife, Cleo W. Cowan of record in Book 6669, page 401, Register's Office for Davidson County, Tennessee, dated September 27, 1985 and recorded on October 01, 1985.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2601 Hillsboro Pike #I10, Nashville, TN 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Artisan Acquisition Partners, LLC
523 Natchez Bend Rd
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
NEW OWNER

TAX MAP-PARCEL #:
117-03-0B-137.00

WITNESS THE EXECUTION HEREOF this 6th day of September, 2024.

Valerie Joy Hyman

Valerie Joy Hyman

State of Florida
County of Pinellas

On this 6th day of September, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Valerie Joy Hyman, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Angela D. Mays

Notary Public

My Commission Expires: 5/31/2028

ANGELA D. MAYS
Notary Public - State of Florida
Commission # HH 506361
My Comm. Expires May 31, 2028
Bonded through National Notary Assn.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 218,000.00.**

Affiant

Sworn and subscribed before me on this the 10 day of September, 2024.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON