Karen Johnson Davidson County
Batch# 1194188 DEEDWARR
10/16/2024 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20241016-0080234

WARRANTY DEED

STATE OF Tennessee
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON 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
GAV Hickory, LLC	Same as new Owner	
15168 Eden Rose Pl. (NAME)	(NAME)	162090A07700CO
Nolensville, TN 37135 (ADDRESS)	(ADDRESS)	
(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, **Tiffany Beth Sherrill, married** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GAV Hickory, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, 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 No. 77, on the Plan of Hickory Valley Condominiums, Phase 2, a Condominium, a Horizontal Property Regime, located on Country Drive, Nashville, TN, as shown on the plat of Hickory Valley Condominiums, Phase 2, Condominium apartments, of record in Book 4460, Page 133, and as describe in the Master Deed of record in Book 4659, Page 32, as amended in Book 4937, Page 429, Book 5606, Page 663 and Instrument No. 20130517-0050050, Register's Office for said County, to which plan reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hickory Valley Condominiums, Condominium Apartments contained in the Master Deed recorded of record in Book 4659, Page 32, as amended in Book 4937, Page 429, Book 5606, Page 663 and Instrument No. 20140613-0051943; Access Easement of record in Book 5606, Page 663; and By-Laws of record in Book 4659, Page 32, as amended in Book 4937, Page 429 and Book 5606, Page 663, Register's Office for Davidson County, TN, are incorporated herein by reference and made a a part hereof the same as though copied herein.

Being the same property conveyed to Tiffany Beth Sherrill, by virtue of that certain Warranty Deed dated September 21, 2012, and being of record at Instrument No. 20121003-0090538 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property is not their primary residence, and that said property has been used for investment purposes only.

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

This is unimproved / improved x property, known as 5510 Country Dr. #77 Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 16th day of October, 2024.

Tiffany Beth Sherrill

STATE OF Tennessee
COUNTY OF Rutherford

Appeared via audio/video communication before me, the undersigned authority, a Notary Public for said county and State, Tiffany Beth Sherrill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein

WITNESS my hand and official seal at office this 16th day of October, 2024.

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

I, Sydney Greiner, 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 10/16/2024 (date of document).

Sydney Greiner

Affiant Signature

Date 10/16/2024

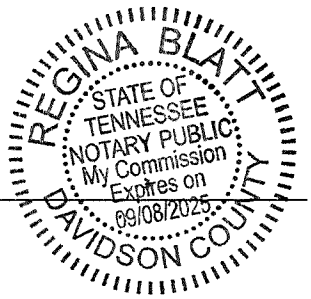
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of October, 2024.

Regina Blatt

Notary's Signature



MY COMMISSION EXPIRES: