THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7987-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2024. Notary Public MY COMMISSION EXPIRES: 10/4/27 (AFFIX SEAL)

JODI JACKSON TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cody Kirkhart	NEW OWNER	
7128 West Foster Avenue		091-16-0O-013.00-CO
Chicago, TN 60656		
(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, **Melissa R. Hoit, Trustee of the Melissa R. Hoit Trust u/a/d November 22, 2009**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cody Kirkhart, a married 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. 211 of the 601 Sylvan Heights Way Residential Condominium described in the Declaration Establishing 601 Sylvan Heights Way Residential Condominium of record in Instrument No. 20210223-0021494, amended in Instrument No. 20210308-0029982, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common elements as set forth in Exhibit E of the Declaration Establishing 601 Sylvan Heights Way Residential Condominium. The 601 Sylvan Heights Way Residential Condominium constitutes the Residential Unit in the 601 Sylvan Heights Way Master Condominium, established by the Declaration Establishing 601 Sylvan Heights Way Master Condominium, of record in Instrument No. 20210223-0021483, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plat of 601 Sylvan Heights Way Master Condominium as shown on Exhibit D to the amended Declaration Establishing 601 Sylvan Heights Way Master Condominium of record in Instrument No. 20210308-0029982, said Register's Office, for a more complete identification and description of the Residential Unit of 601 Sylvan Heights Way Master Condominium and the plat of 601 Sylvan Heights Way Residential Condominium of record in Exhibit D to the Declaration establishing 601 Sylvan Heights Way Residential Condominium, for a more complete identification and description of the Unit.

Being the same property conveyed to Melissa R. Hoit, Trustee of the Melissa R. Hoit Trust U/A Dated November 22, 2009 by Warranty Deed from Hill Center Sylvan Heights LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210630-0088581 Register's Office for Davidson County, Tennessee, dated June 29, 2021 and recorded on June 30, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **601 Sylvan Heights Way, Nashville, TN 37209**

Karen Johnson Davidson County
Batch # 1203242 **DEEDWARR**
11/12/2024 11:06:08 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20241112-0087688

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 our hands this the 8 day of November, 2024

Melissa R. Hoit Trust

BY: Melissa R Hoit
Melissa R Hoit, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Melissa R. Hoit Trust** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Melissa R. Hoit Trust,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Melissa R. Hoit** as such **Trustee.**

Witness my hand and official seal this the 8 day of November, 2024.

My Commission expires: HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary Public