RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-26390-24

Karen Johnson Davidson County
Batch# 1208701 DEEDWARR
11/27/2024 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $850.63
20241127-0092682

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

Tiffany Phillips
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of NOV, 2024

J. Kaye Clark
NOTARY PUBLIC

My commission expires: 9/5/2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Destiny Kelley 5600 Country Drive, #314 Nashville, TN 37211	Same address as new owner	162-09-0B-085-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($229,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **EASY HOME SOLUTIONS, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DESTINY KELLEY, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 314, Building No. 5, in a Horizontal Property Regime, as shown on the 4th Revised Site Plan of Hickory Valley Condominiums, Phase 3, of record in Book 5200, Page 131, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry G. Rodgers by Warranty Deed dated 09/09/1993, from Marie L. Hixon, unmarried, of record in Book 9260, Page 59, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Easy Home Solutions, Inc., a Tennessee Corporation from Larry G. Rodgers by Warranty Deed dated 6/28/2024 and recorded 7/3/2024 in Instrument No. 20240703-0050359, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 5600 Country Drive, #314, Nashville, TN 37211

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TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 26th day of November, 2024

GRANTOR(S)

Easy Home Solutions, Inc., a Tennessee Corporation

By: Mirsad Smajlovic
Mirsad Smajlovic, President

GR Commonwealth of Virginia, County of Hanover
~~STATE OF TENNESSEE~~
~~COUNTY OF~~

Personally appeared before me, a Notary Public, of said County and State, Mirsad Smajlovic, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Easy Home Solutions, Inc., a Tennessee Corporation, within named bargainor and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as President.

WITNESS my hand and seal, this the 25th day of Nov, 2024.

Andrew Ray Yon
REGISTRATION NUMBER
7758341
COMMISSION EXPIRES
August 31, 2026

Notary Public

Andrew Ray Yon
Printed Notary Name

My commission expires: 08/31/2026

Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

Certificate of Authenticity

I, Holly A. Mason, 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 November 25, 2024.

Affiant Signature

11/25/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of November, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

