Return To:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-26397-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1217174 DEEDWARR
12/17/2024 11:07:30 AM 4 pgs
Fees: $23.00 Taxes: $913.90
20241217-0097822

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/24/2027
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of December, 2024

NOTARY PUBLIC

My commission expires: 3-24-2027

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
Amy H. Biggs 3901 Whitland Ave, #16 Nashville, TN 37219	Same address as new owner	103-16-0E-016-00-CO

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY SEVEN THOUSAND AND 00/100 Dollars ($247,000.00) 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, **GIRL TRIBE VENTURES, LLC AND LORENE HETHERINGTON, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **AMY H. BIGGS, UNMARRIED 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:

Lying and being in Davidson County, Tennessee, and being Unit No. 16 on the Plan of Whitland Place Condominium, of record in Book 5200, page 597, Register's Office for Davidson County, together with an undivided 2.85% interest in the common elements of the Whitland Place Homeowners Association, as described in Book 6131, page 722, et seq., to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Girl Tribe Ventures, LLC, and Lorene Hetherington, from Caroline L. Wiser, a single woman, by Warranty Deed dated May 30, 2024 and recorded May 31, 2024 in Instrument #20240531-0040672, said Register's Office.

Being the same property conveyed to Caroline L. Wiser from Cecile P. Wiser, D. Mark Wiser, and Caroline L. Wiser by Quitclaim Deed dated February 26, 2024 and recorded February 29, 2024 in Instrument #20240229-0013897, said Register's Office.

Being the same property conveyed to Cecile P. Wiser, a single woman, D. Mark Wiser, a single man, and Caroline L. Wiser, a single woman, as tenants in common with rights of survivorship, from Cecile P. Wiser, single, by Quitclaim Deed dated March 2, 2020 and recorded March 2, 2020 in Instrument

#20180220-0015860, 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 improved property, known as: 3901 Whitland Avenue, #16, Nashville, TN 37205

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 16th ~~17th~~ day of December, 2024

GRANTOR(S)

Girl Tribe Ventures, LLC, a Limited Liability Company

By: _____
Daphne Larkin, Sole Member

_____
Lorene Hetherington

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Daphne Larkin who represented herself to be the Sole Member of Girl Tribe Ventures, LLC , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained as said Sole Member, on behalf of Girl Tribe Ventures, LLC.

WITNESS my hand and seal, this the 16 day of December, 2024.

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

_____
Notary Public

_____
Printed Notary Name

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Lorene Hetherington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16 day of December, 2024.

Notary Public

Printed Notary Name

My commission expires: 10-20-2026

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
October 20 2026
COUNTY OF WILLIAMSON

CERTIFICATION

I, Emily H Prashet (owner/preparer of document), do hereby make oath that 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 12-16 2024

Affiant Signature

12-17 2024

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17 day of December 2024.

Notary Signature

My Commission Expires: 7-30-2025

