Karen Johnson Davidson County
Batch# 1224099 DEEDWARR
01/07/2025 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20250107-0001256

WARRANTY DEED

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

File No. SG-24-8330

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2024

Sarah Hazlewood
Notary Public

MY COMMISSION EXPIRES: 9-7-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Ramirez	Ascend Federal Credit Union	
(NAME) 21 Vaughns Gap Road, Apt 86	(NAME) 1611 N. Jackson Street	129-15-0A-086.00-CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Tullahoma, TN 37388	
(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, I/we, **Hidden Valley Capital LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan Ramirez, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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. 86, of Belle Meade Highlands Condominium created under title 66, Chapter 27, Section 101, et seq, as amended Tennessee code annotated, and as established by a Master Deed of record in Book 7091, Page 302, amended at Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in exhibit A-1 of said master deed. Reference is hereby made to the put of Belle Meade Highlands Condominium as set forth in exhibit A-2 of said master deed for a more complete identification and description of such unit.

Being the same property conveyed to Hidden Valley Capital, LLC by Warranty Deed from Philip J. Brown, unmarried of record in Instrument No. 20210504-0059724 Register's Office for Davidson County, Tennessee, dated May 03, 2021 and recorded on May 04, 2021.

This is property more commonly known as 21 Vaughns Gap Road, Apt 86, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 16th day of December, 2024.

Hidden Valley Capital LLC, a Tennessee Limited Liability Company

By: _____
Chris L. McMillen, Member

By: _____
Tanya A. McMillen, Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, Kandice Eubanks of the state and county mentioned, personally appeared Chris L. McMillen and Tanya A. McMillen, Members of Hidden Valley Capital LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of Hidden Valley Capital LLC, the within named bargainor, a Limited Liability Company, and that such Chris L. McMillen and Tanya A. McMillen, Members of Hidden Valley Capital LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in TN, this 16th day of December, 2024.

Kandice Eubanks
Notary Signature

Printed Name: Kandice Eubanks

My commission expires: 5/28/28

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 16. 2024.

Affiant Signature

7th day of January, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028