WARRANTY DEED

Karen Johnson
Batch # 1224195
01/07/2025 01:51:48 PM
Fees: $13.00 Taxes: $943.50

Davidson County
DEEDWARR
2 pgs

20250107-0001378

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January, 2025

Notary Public
MY COMMISSION EXPIRES: 09/07/26

BRIAN WAYNE STATE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emily Jane Loboda and Sheridan Ellis Hitchcock	New Owner	
(NAME)	(NAME)	**162 09 0A 038.00**
5510 Country Drive, Unit 38		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

BRIAN C. GILLESPIE, AN UNMARRIED PERSON, AND HEATHER M. GILLESPIE, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

EMILY JANE LOBODA AND SHERIDAN ELLIS HITCHCOCK, A MARRIED COUPLE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Certain Condominium apartment in Davidson County, Tennessee, being Townhouse No. 38 on the plan of HICKORY VALLEY CONDOMINIUMS, PHASE 2, of record in Book 4460, Page 133, Register's Office for Davidson County, Tennessee. The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee Horizontal Property Act as same is set out in Section 67- 22-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or thereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of HICKORY VALLEY CONDOMINIUMS, PHASE 2, a Condominium Development of record in Book 4659, Page 32, clarified in Book 4937, Page 429; and Book 5001, Page 394, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4659, Page 39, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the site plan of HICKORY VALLEY CONDOMINIUMS, of record in Book 4460, Page 133, and as also shown in Book 4300, Page 197, all in said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brian C. Gillespie and wife, Heather M. Gillespie, by Deed from Jette B. Stroupe, unmarried, of record in Instrument No. 20090505-0041207, in the Register's Office of Davidson County, Tennessee, dated April 29, 2009 and recorded on May 05, 2009.

Brian C. Gillespie and Heather M. Gillespie having since divorced on February 20. 2024. See final Decree of Divorce in Docket No. 23C1320 in the Third Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HICKORY VALLEY CONDOMINIUMS PHASE 2, as recorded in Plat Book 4460, Page(s) 133 and as also shown in Plat Book 4300 Page 197.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HICKORY VALLEY CONDOMINIUMS PHASE 2 Condominium of record in Book 4659, Page 32; Clarification recorded in Book 4937, Page 429 and Book 5001, Page 394;

also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Easement recorded in Book 4842, Page 979; Book 5606, Page 663; Book 7497, Page 740 and Instrument No. 20130517-0050050.
* Fines of Hickory Valley Condominiums, Phase 2 Association recorded in Instrument No. 20140613- 0051943.
* Charter for Hickory Valley Condominiums, Phase 2 Association recorded as Book 7980, Page 470.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5510 Country Drive, Unit 38, Nashville, TN 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 6th day of January, 2025.

Brian C. Gillespie

Heather M. Gillespie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of January, 2025, before me personally appeared Brian C. Gillespie, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of January, 2025.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

On this 6th day of January, 2025, before me personally appeared Heather M. Gillespie, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of January, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Return to:
Noteworthy Title
4235 Hillsboro Pike #300
Nashville, TN 37215