Karen Johnson Davidson County
Batch# 1254903 DEEDWARR
04/01/2025 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20250401-0024776

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$295,000.00** (Two Hundred Ninety Five Thousand).

AFFIANT

Subscribed to and sworn before me this 1st day of April, 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES: 10/20/26

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Tori Michelle Evans & William Greg Evans & Lillian Victoria Evans 21 Vaughns Gap Road Apt. 27 Nashville, TN 37205-4334	**GUARANTEED RATE, INC.** **3940 N. RAVENWOOD AVE.** **CHICAGO, IL 60613**	129-15-0A-027.00-CO

WARRANTY DEED

FOR AND IN 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, **WILLIAM MICHAEL HAGEWOOD, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LILLIAN VICTORIA EVANS, AN UNMARRIED WOMAN AND WILLIAM GREG EVANS AND TORI MICHELLE EVANS, HUSBAND AND WIFE, AS EQUAL TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHP,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 27 of Belle Meade Highlands Condominium as established by a Master Deed of record in Book 7091, Page 302, as amended in Instrument No. 20080424-0042111; Instrument No. 20220520-0058927; Instrument No. 20220520-0058928; and Amendment to By-Laws recorded in Instrument No. 20071025-0126213; as appointment of Successor Trustee recorded in Instrument No. 20150520-0046371 and Instrument No. 20150818-0083106 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 Plat of Belle Meade Highlands Condominium set forth in Exhibit 'A-2 of said Master Deed, to which reference is hereby made for a more complete description.

Being the same property conveyed to William Michael Hagewood, unmarried man by Warranty Deed from Linda L. Foster, unmarried of record in Instrument No. 20220915-0103204 Register's Office for Davidson County, Tennessee, dated September 15, 2022 and recorded on September 15, 2022.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **21 VAUGHNS GAP ROAD APT. 27** **NASHVILLE, TN 37205-4334**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2025027378

WITNESS, this 1st day of April, 2025

William **Michael Hagewood**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of April, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William Michael Hagewood,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 1st day of April, 2025.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Kimbra Spann, 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 4/1/2025.

Date

Affiant Signature

4/1/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of February, 20 25.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY