STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1260629 DEEDWARR
04/16/2025 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,044.25
20250416-0029182

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $552,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2025.

Notary Public
MY COMMISSION EXPIRES: 03/28/28
File No. G25-23104

MACKENZIE REINACHER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
HCT Ventures, LLC (NAME)	NA (Representing seller) (NAME)	171-03-08-052.00 CO
P O Box 2786 (STREET ADDRESS)	1164 Nashville Pike (STREET ADDRESS)	
Brentwood, TN 37024 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Vanessa Hemmen, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HCT Ventures, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, 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. 85 on the Plan of Revised Phase One, Section One, Townhomes of Fredericksburg, of record in Book 9700, Page 236, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vanessa Hemmen by Executor's Quitclaim Deed from Jan Gatlin, Executor for the Estate of Deborah Griffin of record at Instrument 20240305-0015267, Register's Office for Davidson County, Tennessee. The said Deborah Griffin having died testate on November 3, 2023. see Will of record in the 7th Circuit Court for Davidson County Tennessee Probate Case No. 23P-2323, wherein the subject property was devised to Vanessa Hemmen; in said Will the Executor was directed and authorized to convey the property to the said Vanessa Hemmen. The said Deborah Griffin having inherited the property from her sister, Nancy griffin, who died intestate on January 3, 2019. See Affidavit of Heirship for Nancy Griffin of record in Instrument 20240228-0013595, Register's Office for Davidson County, Tennessee. See also Administrator's Quitclaim Deed of record in Instrument 20240228-0013667, said Register's Office. Deborah Griffin and Deborah Ann Griffin being one in the same person.

This is not nor ever been the marital residence of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 641 Old Hickory Blvd., Unit 18, Brentwood, TN 37027.

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. 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.

Witness my/our hand(s) this 16th day of April, 2025.

Vanessa Hemmen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of April, 2025, before me personally appeared Vanessa Hemmen, 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 16th day of April, 2025.

Notary Signature
My commission expires: 6/17/25



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 04/16/2025 (date of document).

Affiant Signature

04/16/2025
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 16th day of April, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202504160029182