NEW OWNER:
MASON TAYLOR ALLEN
616-A SOUTHGATE AVENUE
NASHVILLE, TN 37203

SEND TAX BILLS TO:
New Owner

Map & Parcel
105111U001.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 25-0423

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1267301 DEEDWARR
05/01/2025 10:30:30 AM 4 pgs
Fees: $23.00 Taxes: $4,069.63
20250501-0033641

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Ninety-Nine Thousand Nine Hundred and 00/100 Dollars ($1,099,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MASON TAYLOR ALLEN, a single man,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. A, as established by Declaration of Covenants, Conditions, and Restrictions for Six-Sixteen Southgate Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220422-0046836, as amended in Instrument No. 20220809-0090631, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of Six-Sixteen Southgate Avenue, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220422-0046836, as amended in Instrument No. 20220809-0090631, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being a portion of the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company, by Warranty Deed from THOMAS O. ELLIOTT, married, dated April 15, 2022, and of record in Instrument No. 20220420-0045849, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **616-A SOUTHGATE AVENUE, NASHVILLE, TN 37203**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters as set forth in Instrument No. 20220422-0046836, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 29th day of April, 2025.

HIDDEN TRAIL PROPERTIES, LLC

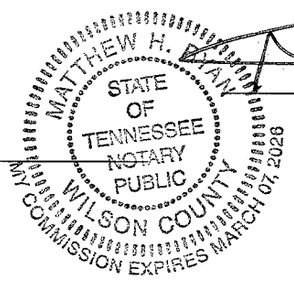
By: _____
JANE MCKINNIS
Its: SPECIAL MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JANE MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the **SPECIAL MEMBER** of **HIDDEN TRAIL PROPERTIES, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 29th day of April, 2025.



NOTARY PUBLIC

My commission expires:_____

****

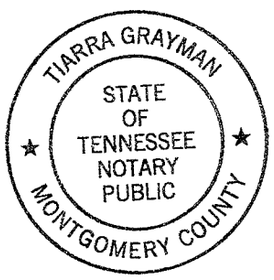
The actual consideration or value, whichever is greater, for this transfer is **$1,099,900.00.**

AFFIANT

Sworn to and subscribed to before me this 29th day of April, 2025.

NOTARY PUBLIC

My commission expires: 11/15/2028



Certificate of Authenticity

I, Joshua A. Terry, 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 4/29/25.

Affiant Signature – Joshua A. Terry

4/30/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/30/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27