Karen Johnson Davidson County
Batch# 1293109 DEEDWARR
07/02/2025 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20250702-0052418

Warranty Deed

DEBORAH A RAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-29-2027	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $710,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of July, 2025. Notary Public My commission expires: 6/29/27

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christi Batey-Hicks	New Owner	081-12-0B-538.00-CO
112 Sundown Circle		
Gallatin, TN 37066		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EMERALD GROVE PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTI BATEY-HICKS, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

CBH initial

A certain unit located in Davidson County, Tennessee, being Unit No. TH-1, Werthan Lofts IV and V Condominiums, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener' s Affidavit recorded at Instrument No. 20090421-0036270; amended at Instrument No. 20071220-0146056, corrected by Scrivener' s Affidavit recorded at Instrument No. 20080118-0006036; amended at Instrument No. 20080211-0013846; Instrument No. 20110609-0044280, corrected by Scrivener' s Affidavit of record in Instrument No. 20150205-0011062; further amended at Instrument No. 20110713-0053571; Instrument No. 20120723-0064381; Instrument No. 20131230-0130918; Instrument No. 20140725-0066210 and Instrument No. 20150225-0016078, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.\r\n\r\nBeing the same property conveyed to Emerald Grove Properties II, LLC, a Tennessee limited liability company by Warranty Deed from Erin Burckle, an unmarried woman of record in Instrument No. 20220309-0027215 Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 9, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1352 Rosa L Parks Boulevard #400, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of July, 2025.

Emerald Grove Properties II, LLC, a Tennessee Limited Liability Company

By: _____
Carl Forsythe, Manager

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carl Forsythe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Emerald Grove Properties II, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 1st day of July, 2025.

_____
Notary Public

My Commission Expires: 08/19/2028

ANNA LAZAREVA
Notary ID #132631945
My Commission Expires
August 19, 2028

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 7/1/25.

Jennifer A Hoffman
AFFIANT

DATE: 7/2/25

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 2nd day of July, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027