Karen Johnson Davidson County
Batch# 1312896 DEEDWARR
08/20/2025 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20250820-0066764

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Robin Rhodes	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	117070M00600CO
2083 Stokes Ln. (ADDRESS)	(ADDRESS)	
Nashville TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jenny Gilliland** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Robin Rhodes** _____, HEREINAFTER CALLED THE GRANTEE, HER 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. 2083, together with the appurtenant interest in the common elements of FAIRSTED PARK CONDOMINIUMS, a horizontal property regime established by Master Deed of record in Instrument No. 20021121-0145225, amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee said unit being depicted on the condominium site plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's Club of Nashville of record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jenny Gilliland, by virtue of that certain Warranty Deed dated August 16, 2024, and being of record at Instrument No. 20240819-0063423, in the amount of $410,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Rene Aguirre, unmarried by virtue of Warranty Deed dated May 10, 2006 at Instrument No. 20060518-0058565, in the amount of $248,000.00 in the said Register's Office.

*Grantor warrants that this is not her primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 2083 Stokes Ln Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 19th day of August, 2025.

Jenny Gilliand
Jenny Gilliand

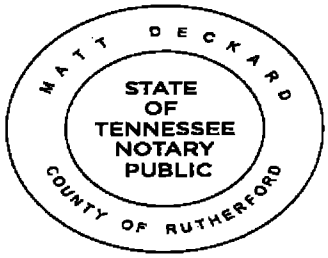
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me (via audio/video communication) a Notary Public in and for said State and County, duly commissioned and qualified, **Jenny Gilliand** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of August, 2025.

Matt Deckard
Notary Public
Notarized online using audio-video communication

My Commission Expires: 05/16/2027



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A Mason, 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 8/19/25.

Affiant Signature

8/19/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of August, 2025.

Notary's Signature

(Notary Seal)

My Commission Expires: 11-3-25