Karen Johnson Davidson County
Batch# 207173 DEEDWARR
03/18/2019 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20190318-0024628

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF March, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: David Michael DiMuzio	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
	David Michael DiMuzio	
(NAME)	(NAME)	09201009100
1813 4th Ave. N.	1813 4th Ave. N.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, WE, **HIDDEN TRAIL PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Michael DiMuzio, unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot 4, as shown on the map entitled Long and Ashworths Subdivision of Block 24 and Part of 33-40 and 41, Midway, of record in Book 57, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

FOR INFORMATION PURPOSES ONLY: 1027 31st Avenue North, Nashville, TN 37209

Being the same property conveyed to Hidden Trail Properties, LLC by virtue of that certain Warranty Deed dated January 6, 2019, and being of record at Instrument No. 20190116-0004520 in the amount of $235,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Vivian Pillow Shelton by virtue of Deed dated August 19, 1970 at Instrument No. Book 4440, Page 583 in the said Register's Office. Vivian Arlinda Pillow Shelton having since died intestate on or about January 17, 2017. Leaving said property to her heirs at law, Arvis Celene Pillow Reaves, Kelvin Maurice Pillow, William Armstead Pillow III, Chavela Juana Pillow Bell, Anton Le'Tuan Pillow, Janet Lynette Pillow, Gary Wayne Pillow, Charles Wesley Pillow, Anita Antoinette Powell and Harold A. Pillow. See also Affidavit of Heirship in Instrument No. 2017081 0-0082179, dated July 28, 2017, Instrument No.20170810-0082180, dated August 1, 2017, Instrument No. 20170810-0082181, dated August 28, 2017, Instrument No. 20170810-0082182, dated July 31, 2017, Instrument No. 20170810-0082183, dated July 29, 2017 and Instrument No. 2017081 0-0082184, dated July 28, 2017, said Register's Office. (Value of consideration shown in aforementioned deed $7,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 57, page 116, said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1027 31st Ave N Nashville, TN 37209
(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 15th day of March, 2019.

member

Rylan Kean, Member

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Rylan Kean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Hidden Trail Properties, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

WITNESS my hand and official seal at office this 15th day of March, 2019.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9/25/19

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019