Karen Johnson Davidson County
Batch# 232856 DEEDWARR
05/21/2019 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $939.06
20190521-0047898

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater is ~~$285,800.00~~ $453,000.00

Affiant

Subscribed and sworn before me this the 17th day of May, 2019.

Notary Public
My commission expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bill to:	Tax Information:
Schyler A. Moore 4024 Main St. Old Hickory, TN 37138	Lender: **Cardinal Financial Co. LP 3701 Arco Corporate Dr Ste 200 Charlotte, NC 28273**	064-05-0-027.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MUSIC CITY HANDYMEN, LLC, a Tennessee limited liability company, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SCHYLER A. MOORE, A SINGLE WOMAN AND CASSONDRA HOLLINGSHEAD, A SINGLE WOMAN AS JOINT TENANTS, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 of Block "I" in the Subdivision of the Hulme Farm, known as Hadley's Bend City, a plat of which Subdivision being filed in the Register's Office of Davidson County, Tennessee, on March 19, 1918, and recorded on Page 120, of Plan Book 421, said Register's Office.

Being a portion of the same property conveyed to Music City Handymen, LLC, a Tennessee limited liability company, by deed from Tomika Sadler, dated 11/20/2017, of record in Instrument No. 20171129-0121745, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4024 Main St., Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 17th day of May, 2019.

Music City Handymen, LLC

By: _____
Scott Sherrod, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Sherrod, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Authorized Representative of the within named bargainor, a limited liability company, and that he, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Scott Sherrod as such Authorized Representative.

Witness my hand and official seal this 17th day of May, 2019.

My Commission Expires: 9-6-22

_____
Notary Public



TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY