WARRANTY DEED

Karen Johnson Davidson County
Batch# 267391 DEEDWARR
08/06/2019 11:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,143.30
20190806-0078050

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

State of Tennessee
County of ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: 2-23-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Minako Hoffman	Same As New Owner	61-11-0-221.00
(NAME)	(NAME)	
1114 Riverwood Drive	1114 Riverwood Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cardinal Rentals, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Minako Hoffman,** hereinafter called the GRANTEES, their 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 No. 8 on the Plan of Eastdale Place, of record in Book 547, pages 29 and 30, Register's Office for said County.

Said Lot No. 8 fronts 80 feet on the southerly margin of Riverwood Drive and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Gene E. Tidwell from William K. Dwyer, individually and as successor trustee and conservator for Marth a Elizabeth Chrisman Dwyer, by deed dated October 30, 1989 and filed for record November 9, 1989 in Book 7979, page 871, Register's Office for Davidson County, Tennessee, Gene E. Tidwell having died on December 22, 2015 leaving a Last Will and Testament of record under the Docket NO. 2016PR-20, Probate Court of Sumner County, Tennessee which left his entire estate equally to his children Sherry Tidwell (Walker) Cheatham and Charlotte Tidwell Frakes. The said Charlotte Tidwell Frakes having quitclaimed her interest in the subject property to Cardinal Rentals, LLC, dated February 19, 2016 and filed for record February 24, 2016 as Instrument No. 20160224-0017542 in the Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Sherry Cheatham aka Sherry Tidwell (Walker) Cheatham, dated August 5, 2019 and filed for record as Instrument NO. 201908060078049 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1114 Riverwood Drive, Nashville, TN 37216
(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/our hands this 5th day of August, 2019.

CARDINAL RENTALS, LLC

Sherry Cheatham
sole member

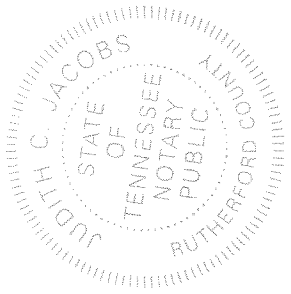
State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be SOLE MEMBER of Cardinal Rentals, LLC and that she as such SOLE MEMBER executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as SOLE MEMBER

WITNESS my hand and seal this 5th day of August, 2019.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

File No.: 201907079



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

