WARRANTY DEED

Karen Johnson Davidson County
Batch# 295723 DEEDWARR
10/03/2019 11:36:08 AM 3 pgs
Fees: $18.00 Taxes: $925.00

20191003-0101251

File No. DH0005585

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hidden Trail Properties, LLC	New Owner	
(NAME)	(NAME)	
8223 Alamo Road		091-07-0-161.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, I, **TANYA DAVIS, MARRIED, TERESA BISHOP, MARRIED, JESSICA MICHELLE PENTECOST, MARRIED, KENDELL RAGSDALE, UNMARRIED, SAVANNAH RAGSDALE, UNMARRIED, AND STEVEN DONALD ROCHIN JR., UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HIDDEN TRAIL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, 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. 13 ON THE PLAN OF VIEWPOINT ADDITION TO WEST NASHVILLE OF RECORD IN PLAT BOOK 547, PAGE 65, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LAURA E. HORTON MCRAE BY INSTALLMENT DEED FROM JAMES C. PICKETT OF RECORD IN BOOK 9775, PAGE 980, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 28, 1995 AND RECORDED ON AUGUST 29, 1995.

FURTHER BEING A PART OF THE SAME PROPERTY CONVEYED TO JESSICA MICHELLE PENTECOST BY QUITCLAIM DEED FROM CALVIN LEE PENTECOST, JR., OF RECORD IN INSTRUMENT NUMBER 20191003-0101250 **REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

LAURA E. HORTON MCRAE HAVING SINCE DIED ON SEPTEMBER 10, 2016. AFFIDAVITS OF HERISHIP HAVING BEEN RECORDED IN INSTRUMENT NUMBER 20191003-0101248 **AND INSTRUMENT NUMBER** 20191003-0101249 **, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID GRANTOR, SAVANNAH RAGSDALE, BEING A MINOR AND HAVING APPOINTED TANYA DAVIS TO SIGN AS HER GUARDIAN, PURSUANT TO CASE NO. 19P1585 AND 18P998, IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

unimproved ☐
This is improved ☒ property, known as 4638 Kentucky Ave, 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 23rd day of September, 2019.

Tanya Davis

Tanya Davis

Teresa Bishop

Teresa Bishop

Jessica Pentecost

Jessica Michelle Pentecost

Kendell Ragsdale

Kendell Ragsdale

Savannah Ragsdale by Tanya Davis

Savannah Ragsdale, by Tanya Davis, Guardian
Guardian

Steven Donald Rochin Jr

Steven Donald Rochin, Jr.

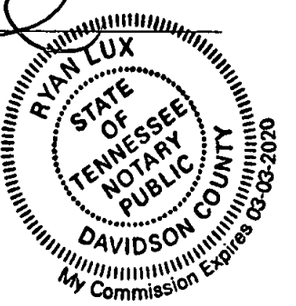
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Tanya Davis, Teresa Bishop, Jessica Michelle Pentecost, Kendell Ragsdale, Savannah Ragsdale, by and through her Guardian, Tanya Davis, and Steven Donald Rochin Jr.**, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 23rd day of September, 2019.

Notary Public

My commission expires:



RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206