NEW OWNER:
ZOEY SANDWICK
1014 JOYCE LANE
NASHVILLE, TN 37216

SEND TAX BILLS TO:

New Owner

Map & Parcel
06103008200

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 19-1964

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 350330 DEEDWARR
01/29/2020 03:05:30 PM 4 pgs
Fees: $23.00 Taxes: $952.75
20200129-0010767

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 20181179

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty-Seven Thousand Five Hundred and 00/100 Dollars ($257,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ZOEY SANDWICK and SCOTT SANDWICK, as joint tenants,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 4 on the Plan of Bradford Heights Subdivision, as shown on the plat of the same of record in Plat Book 1835, Page 84, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot No. 4 fronts 75 feet on the Southerly side of Joyce Lane and runs back between parallel lines 160.4 feet.

Being the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company, by Warranty Deed from JAMES WALTER FLEMING, unmarried, dated May 24, 2019, and of record in Instrument No. 20190530-0051361, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1014 JOYCE LANE, NASHVILLE, TN 37216**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1835, Page 84, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 22nd day of January, 2020.

HIDDEN TRAIL PROPERTIES, LLC

By: _____
SEAN MCKINNIS
Its: MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SEAN MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **MEMBER** of **HIDDEN TRAIL PROPERTIES, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 22nd day of January, 2020.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

****

The actual consideration or value, whichever is greater, for this transfer is **$257,500.00.**

AFFIANT

Sworn to and subscribed to before me this 22nd day of January, 2020.

NOTARY PUBLIC

My commission expires: July 24, 2023



CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

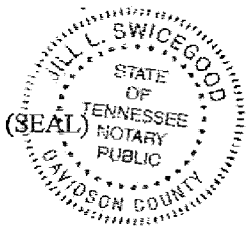
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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