Name and Address of New Owner:
Hidden Trail Properties
1011 A & B Snow Ave
Madison TN 37115
Send Tax Bills To:
Hidden Trail Properties

Karen Johnson Davidson County
Batch# 382353 DEEDWARR
04/07/2020 08:57:15 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20200407-0036547

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel Nos: 04302002200 & 14302002100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Diane Rabago**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hidden Trail Properties LLC, a Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Property lying in Nashville, Davidson County, Tennessee, at the intersection of Snow Avenue and May Drive; bounded on the east by Snow Avenue. on the north by lot 88 of this resubdivision of lot 8 of the Dixie Pure Food Company's Subdivision of record in Plat Book 843. Page 52, on the west by resubdivision of lots 2 through 6 of said subdivision of records in Plat Book 843, Page 66. and on the south by property belonging to Thomas Driver. being lot 1 of the resubdivision of lot 9 of said subdivision and more specifically described as follows:

Beginning on an iron pin on the west margin of Snow Avenue at corner of lot 9 and the herein described lot SA. thence leaving the margin of said avenue S-88'35'35"-W, 391.17" to an existing iron pin in an existing fence. the southwest corner of the herein described lct and the northwest corner of lot 9; thence with the fence N—8'40'18"-W. 102.48' to a new iron pin; thence N-87'49"-E. 386.00' to a new pin set in the west margin of Snow Avenue the northeast corner of the herein described lot and the southeast corner of lot SB of this survey; thence with the margin of Snow Avenue, S-11'05'16"-E. 108' to an iron pin from the point of the beginning and containing 0.93 acres (40.4722 sq. ft.} according to a survey by Galyon W. Northcutt. TNRLS#1529.

Being the same property conveyed to Diane Rabago, by Quitclaim Deed from Estate of Ramon Morales, Davidson County Probate No 15P1352, Diane Rabago, Executor of the Estate of Ramon Morales, recorded on August 19, 2015, of record in Instrument Number 20061114-0141298. Register's Office for David County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is unimproved property known as 1011-A Snow Avenue, Madison, Tennessee 37115.

Property 2:
A certain tract or parcel of land located in County, Tennessee, described as follows, to-wit:

Being land in Davidson County, Tennessee, being Lot No. 8-8 on the resubdivision of Lot 8 on the Plan of Dixie Pure Food Company's subdivision of record in Plat Book 8250, Page 736, Registers Office for said County; to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Diane Rabago, by Quitclaim Deed from Estate of Ramon Morales, Davidson County Probate No 15P1352, Diane Rabago, Executor of the Estate of Ramon Morales, recorded on August 19, 2015, of record in Instrument Number 20061114-0141298. Register's Office for David County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 1011—B Snow Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of March, 2020.

Diane Rabago (SEAL)

STATE OF Nevada
COUNTY OF Clark

On this 16th day of March, 2020, before me personally appeared Diane Rabago, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of March, 2020.

Notary Signature
My commission expires: 9/12/2022

MARLEN TORRES
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 14-14874-1
My Appt. Expires Sept. 12, 2022

AFFIDAVIT OF VALUE

STATE OF Nevada)
)
COUNTY OF Clark)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of March, 2020.

Notary Public
My commission expires: 9/12/2022
File No. 2020-1037

MARLEN TORRES
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 14-14874-1
My Appt. Expires Sept. 12, 2022