WARRANTY DEED

Karen Johnson Davidson County
Batch# 386941 DEEDWARR
04/16/2020 12:23:01 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20200416-0039998

File # 14717

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

State of Tennessee,
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kudzu Real Estate Inc	NEW OWNER	064-05-0121.00 064-05-0119.00 064-05-0120.00
(NAME)	(NAME)	
203 Point East Drive		
(ADDRESS)	(ADDRESS)	
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, I/WE, **The Twin Team LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kudzu Real Estate Inc,** 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:

Tract One:
Land in Davidson county, Tennessee being Lots Nos. 22 and 24 in Block "F" as shown on the map Hadley's Bend City Subdivision of the Hulme Tract now known as Hadley's Bend City of record in Book 421, Page 120, Register's Office for Davidson County, TN, to which reference is hereby made for a more complete legal description thereof.

Tract Two:
Land in Davidson County, Tennessee, being Lot Nos. 20 in Block "F" as shown on the Hadley's Bend City Subdivision of the Hulme Tract now known as Hadley's Bend City of record in Book 421, Page 120, Register's office for Davidson County, TN, to which reference is hereby made for a more complete legal description thereof.

Tract Three:
Land in Davidson County, Tennessee being Lo Nos. 26 in Block "F" as shown on the map Hadley's Bend City Subdivision of the Hulme Tract now known as Hadley's Bend City of record in Book 421. Page 120, Register's office for Davidson County, TN to which reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to The Twin Team LLC, by deed of record in Instrument No. 20200211-0015523, Register's Office for Davidson County, Tennessee.

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

unimproved ☑

This is improved ☐ property, known as 4030, 4036 - 4038 Church Street, Old Hickory, TN 37138

(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 15th day of April, 2020.

The Twin Team, LLC

By: _____ member
Jeremy Bockman, MEMBER

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of county aforesaid, personally appeared Jeremy Bockman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the MEMBER of The Twin Team, LLC, and that he as such MEMBER executed the foregoing instrument for the purposes therein contained, by signing the name of The Twin Team, LLC by himself as MEMBER

WITNESS my hand and seal this 15th day of April, 2020.

_____
Notary Public
My Commission Expires: _____

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