Prepared by:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

New Owner and Send Tax Bills To:
Samuel Ordung and Karissa Ordung
3213 Sennadale Lane
Nashville, TN 37207

File Number: 2020-546
Parcel ID: 050-14-0-205

Karen Johnson Davidson County
Batch# 387066 DEEDWARR
04/16/2020 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $902.80
20200416-0040166

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, **Hyde & Moore Assets, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Karissa Ordung and Samuel Ordung, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 278 on the plan of Parkwood Estates, Section II, as o record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Hyde & Moore Assets, LLC, a Tennessee Limited Liability Company by Earl Strong Jr. by Warranty Deed on March 28, 2019 and recorded March 29, 2019 of record in Instrument Number 201903290028647, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Earl Strong Jr. and Birdie L. Coleman, joint tenants with right of survivorship by Jamie M. Purvis, a/k/a Jamie M. Dawson and/or Jamie M. D. Purvis and spouse, Stephen W. Purvis Jr. by Warranty Deed dated October 15, 1997, and of record in Book 10647, Page 681, Register's Office for Davidson County, Tennessee. Birdie L. Coleman having since died on December 10, 2010, then passed her ownership interest by survivorship to Earl Strong Jr., vesting as fee simple.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 3249, PAGE 345; Book 33099, Page 615, Book 3616, Page 269; and all matters as shown of record in Plat Book 3300, page 5, Register's Office Davidson County, Tennessee.

The 2020 property taxes have been prorated between the parties, buyer to pay when due.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 13th day of April, 2020.

Hyde & Moore Assets, LLC, a Tennessee Limited Liability Company

By: _____, Member (SEAL)
Jim Hyde

By: _____, Member (SEAL)
Louis Franklin Moore, III

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Andrew M. Mitchell of the state and county mentioned, personally appeared Jim Hyde, and Louis Franklin Moore, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members of Hyde & Moore Assets, LLC, the within named bargainor, a Limited Liability Company, and that such Jim Hyde as such authorized members, executed the foregoing instrument for the purpose therein contained, by personally signing under the name of the Limited Liability Company as Jim Hyde and Louis Franklin Moore, III.

Witness my hand and seal, at office in Murfreesboro, TN, this 13th day of April, 2020.

_____
Notary Signature

Printed Name: Andrew Mitchell

My commission expires: 9/20/2020

ANDREW MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

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 $244,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Annette Williams
(Affiant)

Sworn to and subscribed before me this
13th day of April, 2020.

_____
Notary Public
My commission expires: 9/20/2020
File No. 2020-546

ANDREW MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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: 3-6-2024

