NEW OWNER:
Elizabeth Maria Eskridge
3223 Leawood Drive
Nashville, TN 37218

SEND TAX BILLS TO:

Gardner Financial Services, LTD
dba Legacy Mutual Mortgage
3503 Paesanos Parkway
San Antonio, TX 78231

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-261

MAP & PARCEL
080-08-0-371.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 440969 **DEEDWARR**
07/21/2020 08:20:31 AM 3 pgs
Fees: $18.00 Taxes: $900.95
20200721-0079667

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED FORTY THREE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($243,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HES Investments LLC, a Tennessee Limited Liability Company** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Elizabeth Maria Eskridge, a single woman** ("Grantees"), her successors 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 in Davidson County, Tennessee, being Lot No. 47 on the Plan of Bordeaux Hills Addition of record in Plat Book 4460, Page 9, 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 Eed Girgis Member, HES Investment, LLC, Hanna Hanna, member, HES Investment, LLC, Salah Hanis, member, HES Investment, LLC by Warranty deed from Mary L. Robertson, unmarried of record in Instrument No. 20200115-0005284 Register's Office for Davidson County, Tennessee, dated January 14, 2020 and recorded on January 15, 2020.

Being also known as 3223 Leawood Drive, Nashville, Tennessee 37218.

Return to:
Rudy Title and Escrow, LLC
Avenue South
Nashville, TN 37212
FILE #: JM-SBxW-20322

Return to:
Rudy Title and Es
2012 21st Ave
Nashville, T
FILE #: ____

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

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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 any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 17 day of July, 2020.

HES Investments LLC,
a Tennessee Limited Liability Company

By: _____
Eed Girgis, Chief Executive Manager and Member

By: Hanna Hanna
Hanna Hanna, Chief Executive Manager and Member

By: SALAH ANIS
Salah Anis, Chief Executive Manager and Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Eed Grigis, Member, Hanna Hanna, Member, and Salah Anis, Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are Chief Executive Managers of, HES Investments, LLC the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 17 day of July, 2020.

Hunt B. Z
NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $**243,500.00**.

AFFIANT

Sworn to and subscribed to before me this 17th day of July, 2020.

NOTARY PUBLIC

My commission expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021