Karen Johnson Davidson County
Batch# 441580 DEEDWARR
07/21/2020 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20200721-0079967

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $175,000.00. Affiant Subscribed and sworn to before me, this the 17th day of July, 2020. Notary Public My commission expires: 11-8-21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kelly Rake	New Owner	052-09-0-085.00
417 Grapevine Avenue		
Nashville, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HADLEY ENTERPRISES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLY RAKE, UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Montague Park Subdivision Tracts 27 to 32, Inclusive of record in Plat Book 421, Page 141, in the Register's Office for Davidson County, Tennessee, and described as follows.

Said Lot No. 13 fronts 100 feet on the North side of Grapevine Avenue and runs back between parallel lines 187.5 feet to a dead line.

Being the same property conveyed to John Hadley and wife, Judith Hadley by Special Warranty deed from Suntrust Bank Nashville, N.A. of record in Book 10787, page 729, Register's Office for Davidson County, Tennessee, dated February 09, 1998 and recorded on February 09, 1998.

Being the same property conveyed to Hadley Enterprises, LLC by Quitclaim deed from John and Judith Hadley, husband and wife, as joint tenants and not as tenants in common, with the right of survivorship of record in Instrument No. 20081119-0113859 Register's Office for Davidson County, Tennessee, dated November 04, 2008 and recorded on November 19, 2008.

Being also known as 417 Grapevine Avenue, Nashville, Tennessee 37115.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 417 Grapevine Avenue, Nashville, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16 day of July, 2020.

Hadley Enterprises, LLC, an Oklahoma Limited Liability Company

By: _____
Judith Hadley, Manager-Member

By: _____
John Hadley, Manager-Member

STATE OF: Oklahoma
COUNTY OF: Cleveland

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Judith Hadley, Manager-Member and John Hadley, Manager-Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager-Member of Hadley Enterprises, LLC, a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 16 day of July, 2020.

_____
Notary Public

My Commission Expires: Jul 21, 2021.

LACI JANE LEAPAI
Notary Public – State of Oklahoma
Commission Number 17006719
My Commission Expires Jul 21, 2021

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212