Name and Address of New Owner:
Zach Hesterberg and Amanda Hesterberg
700 James Ave #5
Nashville, TN 37209

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 459211 DEEDWARR
08/18/2020 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.13
20200818-0092688

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

Map & Parcel No: 091050W02700CO

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, **670 James Avenue LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Zach Hesterberg and Amanda Hesterberg, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Unit 27 of the Rows at the Annex, as contained in Master Deed, of record in Instrument No. 20170501-0042517, shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions for 670 James Ave., a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180516-0046957, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 670 James Ave, LLC by Quitclaim Deed from HR Properties of Tennessee, recorded on March 02, 2017, of record in Instrument No. 20170302-0020973, Register's Office for Davidson County, Tennessee.

This is improved property known as 700 James Ave., #5, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 11th day of August, 2020.

670 James Avenue LLC, a Limited Liability Company

John A. Bell, Jr-Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of 670 James Ave., LLC, a Tennessee Partnership the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of 670 James Ave., LLC, a Tennessee Partnership by himself as Authorized Agent.

Witness my hand and seal, at office in Davidson, this 11th day of August, 2020.

Notary Signature

My commission expires:

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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 $364,900.00, 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
11th day of August, 2020.

Notary Public
My commission expires:
File No. 2020-1285

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

True Copy Certification

I, John A Pell IV, 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 TN
County of Davidson

Personally appeared before me, Melody Weathers, a notary public for this county and state, John A Pell IV, 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: 3-5-2021
Notary's Seal (if on paper)