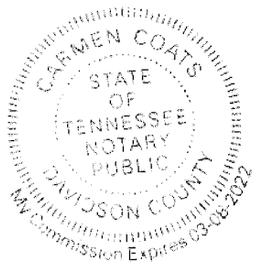
Karen Johnson Davidson County
Batch# 460590 DEEDWARR
08/20/2020 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,249.12
20200820-0093994

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $337,600.00.

Julie Bailey
Affiant

Subscribed and sworn to before me, this the 17th day of August, 2020.

Carmen Coats
Notary Public

My commission expires:

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:
Kyle Ristich Megan Hargett	Movement Mortgage, LLC	069-16-0A-021.00-CO
3653 Hydes Ferry Road	8024 Calvin Hall Rd.	
Nashville, TN 37218	Indian Land, SC 29707	

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, **HYDES FERRY VENTURE 2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYLE ROBERT RISTICH AND MEGAN NICOLE HARGETT, HUSBAND AND WIFE**, 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 Unit 21, together with common areas, Hydes Ferry Venture Townhomes, as shown on the Plat attached as Exhibit B in the Declaration of Covenants, Conditions, and Restrictions for Hydes Ferry Venture Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171120-0119143 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 a portion of the same property conveyed to David W. Huddleston, married by Warranty deed from Carl R. Johnson and wife, Margaret M. Johnson of record in Instrument No. 20051129-0143617 Register's Office for Davidson County, Tennessee, dated November 29, 2005 and recorded on November 29, 2005.

Property Conveyed to State of Tennessee by Judgment of Forfeiture recorded on May 25, 2007 in Instrument No. 20070525-0062693

Being a portion of the same property conveyed to Mark Driver by Quitclaim deed from State of Tennessee of record in Instrument No. 20080512-0048956 Register's Office for Davidson County, Tennessee, dated May 09, 2008 and recorded on May 12, 2008.

Mark Driver died and his property conveyed to his heirs Brandon Mark Driver and Kristie Driver Probate Docket No. 08-16-097-P

Being the same property conveyed to Hydes Ferry Venture, LLC, a Tennessee limited liability company by Warranty deed from Brandon Mark Driver and Brigitte Nicole Brantley and Kristie Driver of record in Instrument No. 20180614-0057462 Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on June 14, 2018 and Scrivener' s Affidavit Recorded on February 12, 2020, Instrument No: 20200212-0015939.

Being a portion of the same property conveyed to Hydes Ferry Venture 2, LLC, a Tennessee limited liability company by Quitclaim deed from Hydes Ferry Venture, LLC, a Tennessee limited liability company of record in Instrument No. 20200414-0039012 Register's Office for Davidson County, Tennessee, dated April 08, 2020 and recorded on April 14, 2020.

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 3653 Hydes Ferry Road, Nashville, TN 37218, 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 17th day of August, 2020.

Hydes Ferry Venture 2, LLC, a Tennessee Limited Liability Company

By: _____
Frank Santas, Authorized Agent

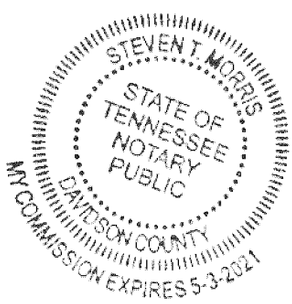
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank Santas, Authorized Agent, 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 Authorized Agent of Hydes Ferry Venture 2, 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 17th day of ~~August~~, 2020.

_____
Notary Public

My Commission Expires: 5-3-21



True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022