WARRANTY DEED

Karen Johnson Davidson County
Batch# 468928 DEEDWARR
09/02/2020 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $838.05
20200902-0100054

File No. OA0007479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HES Investment LLC	HES Investment, LLC	
(NAME)	(NAME)	
412 Dennywood Drive	820 Stone Flower Ct.	084-11-0-018.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37214	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Allan Smith,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HES Investment LLC,** _____, HEREINAFTER CALLED THE GRANTEE, 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. 85 on the Plan of Maplecrest of record in Plat Book 1835, Page 28, 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 Dewey B. Flatt and wife, Evelyn L. Flatt by Deed From R. R. Mincy and wife, Marian Mincy, of record in Book 2035, Page 179, Register's Office for Davidson County, Tennessee, dated January 23, 1952 and recorded on February 4, 1952. (Value or consideration shown in aforementioned Deed $8,950.00)

The said Dewey B. Flatt having since died leaving Evelyn L. Flatt as surviving tenant by the entirety.
Being the same property conveyed to James Dewey Flatt by Quitclaim Deed from Evelyn L. Flatt, of record in Book 9258, Page 768, Register's Office for Davidson County, Tennessee, dated February 22, 1994 and recorded on February 25, 1994.

The said James Dewey Flatt having since died. (*See Docket #20P771 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville - Probate Division*)

Affidavit of Heirship recorded on July 14, 2020, Instrument No: 20200714-0076666.

Being the same property conveyed to Allan Smith by Warranty deed from Ronald D. Flatt, Christopher Flatt, Kimberly Cusson, Jillian Flatt, and Lynn Flatt as guardian of Christian Flatt and Chloe Flatt of record in Instrument No. 20200714-0076667 Register's Office for Davidson County, Tennessee, dated July 06, 2020 and recorded on July 14, 2020. (Value of consideration shown in aforementioned deed $165,000.00.)

Being also known as 412 Dennywood Drive Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 412 Dennywood Drive, Nashville, TN 37214

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of August, 2020.

Allan Smith

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 Allan Smith, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 31st day of August, 2020.

Notary Public

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

