Karen Johnson Davidson County
Batch# 493566 DEEDWARR
10/09/2020 02:26:30 PM 4 pgs
Fees: $23.00 Taxes: $703.00
20201009-0117809

# WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0865

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Hayden Property Group, LLC. | NEW OWNER | Map: 07513014700 |
| (NAME)<br>1824 Carpenter Rd | (NAME) | |
| (ADDRESS)<br>Alexandria, VA 22314 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($190,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**JAMES LEROY HODGE, ANITA CAROL HIMBER, AND RACHEL REEVES MADDOX, TRUSTEES OF THE HODGE FAMILY TRUST DATED 11/6/1981**,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**HAYDEN PROPERTY GROUP, LLC.**,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 33 on the Plan of Hermitage Hills Subdivision, of record in Book 2900, pages 48 an 49, Register's Office for said County, described as follows:

Beginning with a point in the southerly margin of Bonnaridge Drive at the common corner of Lots Nos. 33 and 34; thence with the common boundary between said two lots 120.0 feet in a southerly direction to the common corner of Lots 33, 34, and 32; thence in an easterly direction 110.0 feet to a point in the westerly margin of Bonnaridge Drive; thene with the margin of said road, 95.0 feet in a northerly direction to a point which is the beginning of a curve; thence around said curve 39.27 feet in a northwesterly direction to a point in the southerly margin of Bonnaridge Drive; thence with said margin, 85.0 feet in a westerly direction to the point of beginning.

Being the same property conveyed to Hodge Family Trust, by deed from Ed Hodge and wife, Evelyn M. Hodge, of record in Book 5834, Page 410, dated December 31, 1981 and recorded on December 28, 1981. Also see Deed in Book 3799, Page 229 and Certification of Trust in Instrument No. 20180227-0018258, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 48 and 49, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2998, Page 231, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 322 Bonnaridge Drive, Hermitage, TN 37076
(House No.) (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 our hands this 7 day of October, 2020.

Hodge Family Trust

BY: Anita Carol Hodge
Anita Carol Himber
Trustee

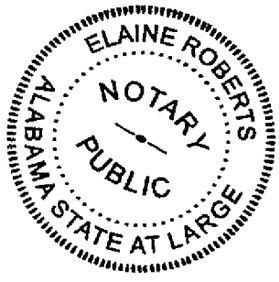
STATE OF ALABAMA
COUNTY OF Lauderdale

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Anita Carol Himber, Trustee of the Hodge Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee, of the Hodge Family Trust, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Anita Carol Himber, as Trustee.

Witness my hand and official seal this 7th day of October, 2020.

My commission expires: _____ Elaine Roberts
Notary Public

MY COMMISSION EXPIRES 09/02/2024



unimproved ☐
This is improved ☒ property, known as 322 Bonnaridge Drive, Hermitage, TN 37076
(House No.) (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 our hands this 6th day of October, 2020.

Hodge Family Trust

BY: _____
James Leroy Hodge
Trustee

BY: _____
Anita Carol Himber
Trustee

BY: _____
Rachel Reeves Maddox
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James Leroy Hodge, ~~Anita Carol Himber~~, and Rachel Reeves Maddox, Trustee of the Hodge Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee, of the Hodge Family Trust, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of James Leroy Hodge, Anita Carol Himber, and Rachel Reeves Maddox, as Trustee.

Witness my hand and official seal this 6th day of October, 2020.

My commission expires: 1/3/25

_____
Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

