WARRANTY DEED

Karen Johnson Davidson County
Batch# 496774 DEEDWARR
10/16/2020 08:42:47 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20201016-0120407

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-10-2024

(AFFIX SEAL)

KATHLEEN DOTSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Mason, Jr. & Bianca Mason	**Same as Owner**	**143-02-0A-042.00**
(NAME)	(NAME)	
713 Hickory Trace Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, NASHVILLE NOW INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN E. MASON, JR. AND BIANCA MASON, HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Phase Three, Harpeth Trace Estates of record in Plat Book 5200, pages 751, 752, and 753, Register's Office for Davidson Cunty, Tennessee.

Said Lot No. 42 fronts 51.02 feet on the southerly margin of Hickory Trace Place (private) and extends back 165.01 feet on the westerly line, and 204.49 feet on the easterly line, which is a broken line to a dead line in the rear measuring 99.02 feet thereon.

Being the same property conveyed to Nashville Now Investments LLC, a Tennessee limited liability company, by Warranty Deed from Goli Sotoohi, unmarried, dated March 23, 2018, recorded April 4, 2018, of record in Instrument No. 20180404-0031738, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **713 Hickory Trace Place** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37221** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2020 real property taxes have been paid, prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Plat Book 5200, pages 751, 752 and 753, said Register's Office; and (c) Restrictions of record in Book 5120, page 199, Book 5120, page 918, Book 5182, page 767, Book 5178, page 138, Book 5182, page 767, Book 5182, page 796, Book 5380, page 357, Book 6094, page 718, Book 6274, page 148 and Instrument No. 20200109-0003184, said Register's Office.

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 14th day of October 2020.

Nashville Now Investments, LLC

By: _____

Pam McBroom, Authorized Agent

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared Pam McBroom, with whom I am personally acquainted, and who upon oath, acknowledged herself to be Authorized Agent of Nashville Now Investments, LLC, the within named bargainor, a Tennessee limited liability company and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Authorized Agent.

WITNESS my hand and official seal at Brentwood, Tennessee, this 14 day of October 2020.

_____
Notary Public

My Commission Expires:

3-10-2024

KATHLEEN DOTSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY