Karen Johnson Davidson County
Batch# 509833 DEEDWARR
11/06/2020 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20201106-0130581

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-9119-TC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Melissa Loew
Affiant

Subscribed and sworn to before me, this the 30th day of October, 2020.

Notary Public
My Commission Expires: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hh Home Design, LLC	New Owner	083-01-0-250

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Robert Ray Lovett**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Hh Home Design 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 the easterly 67 feet front of Lot No. 5 on the plan of Petway's Subdivision of Lot No. 7 in Hobson's Subdivision, as of record in Plan Book 2, page 42, Chancery Court, at Nashville, Tennessee, and further described as follows, to-wit:

Beginning on the northerly margin of Petway Avenue at a point 5 feet east of the corner of Lots Nos. 5 and 6; thence with the northerly margin of said avenue, eastwardly 67 feet to the westerly margin of an alley; thence with the same, northwardly 236 feet to a turn in said alley; thence in a northwesterly direction 15 feet, more or less, to the southerly margin of another alley; thence with same, westwardly 62 feet to a point 5 feet east of the corner of Lots Nos. 5 and 6; thence southwardly 246 feet to the beginning.

Being the same property conveyed to Robert Ray Lovett by Quitclaim Deed from Renee Langford Lovett, dated October 17, 2003, recorded November 13, 2003, of record in Instrument No. 20031113-0166219, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Robert R. Lovett by Warranty Deed from Dale A. Bauman, unmarried, dated October 25, 1991, recorded October 28, 1991, of record in Book 8472, page 565, said Register's Office.

This is improved property located at: **1051 Petway Avenue, Nashville, TN 37206**.

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2020.

GRANTOR:

Robert Ray Lovett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Ray Lovett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of October, 2020.

Notary Public
My Commission expires: 5/2/22

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

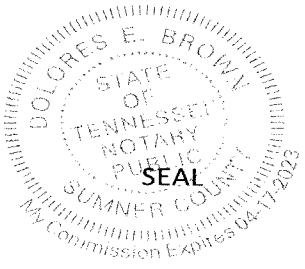
True Copy Certification

I, **Fancy Behme**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Fancy Behme

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown** a notary public for this county and state, **Fancy Behme,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



SEAL

Dolores E. Brown
My Commission Expires: 4-17-2023