Karen Johnson Davidson County
Batch# 547703 DEEDWARR
01/06/2021 07:59:30 AM 4 pgs
Fees: $23.00 Taxes: $906.50
20210106-0002084

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF ~~DECEMBER~~ JAN, 2020, 2021

Notary Public

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

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

File No.: 20-1122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hayden Property Group, LLC	NEW OWNER	Map: 13307009200
(NAME) 1824 Carpenter Rd.	(NAME)	
(ADDRESS) Alexandria, VA 22314	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($245,000.00), 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 11/6/81,

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. 39 on the Revised Plan of Parma Heights, Section II, as of record in Book 2083, page 71, Register's Office, Davidson County, Tennessee.

Said Lot fronts 103.1 feet on the southerly side of New Antioch Pike and runs back 171.2 feet on the easterly line and 136.8 feet on the westerly line, to a line in the rear on which in the rear on which it measures 114.0 feet.

Being the same property conveyed to Hodge Family Trust, by Quitclaim Deed from Ed Hodge and wife, Evelyn M. Hodge, of record in Book 5834, Page 406, dated December 31, 1981, said Register's Office. See also Warranty Deed of record in Book 4825, Page 578, said Register's Office, and Certification of Trust of record in Instrument No. 20180227-0018258, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2083, Page 71, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2153, Page 14, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 141 McCall Street, Nashville, TN 37211
(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 30th day of December, 2020.

The Hodge Family Trust dated 11/6/81

BY: _____
James Leroy Hodge
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 and Rachel Reeves Maddox, Trustees of The Hodge Family Trust dated 11/6/81, 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 Trustees, of The Hodge Family Trust dated 11/6/81, and that he/she as such Trustees, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of James Leroy Hodge and Rachel Reeves Maddox, as Trustees.

Witness my hand and official seal this 30th day of December, 2020.

My commission expires: 3/6/24

_____
Notary Public

PATRICIA RICHARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Witness our hands this 31 day of December, 2020.

The Hodge Family Trust dated 11/6/81

BY: Anita Carol Himber
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 dated 11/6/81, 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 dated 11/6/81, 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 31st day of December, 2020.

My commission expires: ~~My Commission Expires 3/14~~/2024

Notary Public

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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.