Karen Johnson Davidson County
Batch# 547713 DEEDWARR
01/06/2021 08:08:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20210106-0002099

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 $250,000.00.

Affiant

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

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.: 20-1117

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hayden Property Group, LLC	NEW OWNER	Map: 13307009300
(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 FIFTY THOUSAND AND NO/100 DOLLARS ($250,000.00), 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 AND ANITA CAROL HIMBER AND RACHEL MADDOX, HEIRS OF THE ESTATE OF EVELYN HODGE, AND JAMES L. HODGE, SUCCESSOR TRUSTEE OF THE EVELYN M. HODGE REVOCABLE LIVING TRUST U/A/D APRIL 25, 1995,

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:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Parma Heights, Section II, of record in Book 2083, Page 71, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more particular description.

Being the same property conveyed to Evelyn M. Hodge, Trustee U/A/D April 25, 1995, and any amendments thereto, by Quitclaim Deed from Evelyn M. Hodge, Individually, of record in Book 9697, Page 604, dated April 25, 1995, said Register's Office. See also Quitclaim Deed of record in Book 6183, Page 247 and Book 4755, Page 366, said Register's Office.

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.

unimproved ☐
This is improved ☒ property, known as 3302 Colby Drive, 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, and this 30th day of December, 2020.

The Evelyn M. Hodge Revocable Living Trust dated April 25, 1995

BY: _____
James L. Hodge, Successor Trustee

_____
James LeRoy Hodge

_____
Rachel Maddox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James LeRoy Hodge with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

My Commission Expires: 3/6/24

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Hodge, Successor Trustee of The Evelyn M. Hodge Revocable Living Trust U/A/D April 25, 1995, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Successor Trustee of The Evelyn M. Hodge Revocable Living Trust U/A/D April 25, 1995, and as such Trustee, he is authorized to execute this instrument on behalf of the Trust.

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

My Commission Expires: 3/6/24

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel Maddox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

My Commission Expires: 3/6/24

_____
Notary Public

Witness our hands this 31 day of December, 2020.

Anita Carol Himber

STATE OF ALABAMA
COUNTY OF Lauderdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anita Carol Himber with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 21st day of December, 2020.

My Commission Expires:
My Commission Expires 9/14/2024

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.