Karen Johnson Davidson County
Batch# 568948 DEEDWARR
02/05/2021 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210205-0016814

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $550,000.00

Affiant

Subscribed and sworn before me this the 29th day of January, 2021.

Notary Public
My commission expires: 9-2-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Music City Handymen LLC	New Owner	064 09 0 062.00,
401 Center Street		064 09 0 063.00
Nashville, TN 37138		064 09 0 064.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **R. LESLIE CHARNOCK, TRUSTEE OF THE R. LESLIE CHARNOCK LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF R. LESLIE CHARNOCK DATED JULY 2, 2007**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MUSIC CITY HANDYMEN, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Tract One:
Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot Nos. 16, 18, 20, and 22 of Block "B" on the Map of Hadley Bend City, of record in Book 421, Page 120 of the Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 100 feet on the westerly side of an unnamed street and run back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to R. Leslie Charnock, Trustee of The R. Leslie Charnock Living Trust, established by the Revocable Trust Agreement of R. Leslie Charnock, dated July 2, 2007, by deed from R. Leslie Charnock, dated 02/25/2013, of record in Instrument No. 20130513-0048128 as corrected and re-recorded in Instrument No. 20131001-0102693, Register's Office for said County.

Tract Two
Land in Davidson County, TN, being Lots Nos. 24, 26 and 28 in Block "B", as shown on the Map or Plan of Hadley Bend City Subdivision of the Hulme Farm, which Plan is of record in Book 421, Page 120, Register's Office for said County.

Said Lots adjoin and front together 75 feet on the Westerly side of Old Hickory Boulevard and extend back between parallel lines 150 feet to a dead line.

Being the same property conveyed to The R. Leslie Charnock Living Trust, established by the Revocable Trust Agreement of R. Leslie Charnock dated July 2, 2007, by deed from George R. Wauford, married, dated 07/07/2015, of record in Instrument No. 20150710-0067055, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 0, 4113 & 4117 Old Hickory Blvd, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Granters do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 29th day of January, 2021.

The R. Leslie Charnock Living Trust, established by the Revocable Trust Agreement of R. Leslie Charnock dated July 2, 2007

R. Leslie Charnock, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

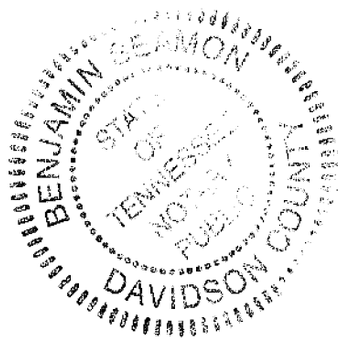
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared R. Leslie Charnock, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, a Living Trust, and that he, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Living Trust by the said R. Leslie Charnock as such Trustee.

Witness my hand and official seal this 29th day of January, 2021.

My Commission Expires:

9-6-22

Notary Public



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022