THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 579193 DEEDWARR
02/26/2021 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20210226-0024422

ADDRESS NEW OWNER
Matthew Peter Hoye and
Jennifer Anne Schad
4106 B Hermitage Street
Old Hickory, TN 37138

SEND TAX BILLS TO
New Owner

MAP/PARCEL
064-09-0-313.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CLARK & HUDDLESTON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **MATTHEW PETER HOYE AND JENNIFER ANNE SCHAD, HUSBAND AND WIFE** ("Grantees" herein), their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee being a tract or parcel of land in the 12th Civil District of Tennessee, being Lot No. 15, on the Plan of Hadley Bend City Block K of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to CLARK & HUDDLESTON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LINDA K. WEAVER, of record in Instrument No. 20190912-0092487, dated September 12, 2019, said Register's Office.

Being the same property conveyed to CLARK & HUDDLESTON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from CLARK & HUDDLESTON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20191108-0115773, dated November 8, 2019, said Register's Office. (To create separate legal description)

This is improved property known as: 4106 B Hermitage Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

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, the GRANTOR has hereunto set his hands as of this 15th day of February, 2021.

CLARK & HUDDLESTON PROPERTIES, LLC,
A TENNESSEE LIMITED LIABILITY
COMPANY

BY: TODD HUDDLESTON
ITS: MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared TODD HUDDLESTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the MEMBER OF CLARK & HUDDLESTON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such MEMBER, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 22nd day of February, 2021.

Notary Public

My Commission Expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$329,900.00.**

Sworn to and subscribed before me this 22nd day February, 2021.

Notary Public

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

My Commission Expires:

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021