Karen Johnson Davidson County
Batch# 591849 DEEDWARR
03/15/2021 09:34:55 AM 2 pgs
Fees: $13.00 Taxes: $1,376.40
20210315-0033771

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

State of Tennessee
County of Davidson

WARRANTY DEED

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th day of March, 2021.

2021-137

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

(Affix Seal) Notary Public
My Commission Expires: 1-8-24

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert Wilson Friedman 3847 Hutson Avenue Nashville, TN 37216	NEW OWNER	061.10-0-030.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Hart & Home, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Robert Wilson Friedman**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 180 on the Map of Maplewood Heights Subdivision, as of record in Book 547, Pages 103 and 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 180 fronts 100 feet n the Easterly side of Hutson Avenue and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Hart & Home, LLC by Warranty Deed from Music City Holdings, LLC, dated October 22, 2020 and recorded October 30, 2020 in Instrument No. 202010300126907, Register's Office for Davidson, Tennessee.

( ) unimproved
This is (X) improved property know as 3847 Hutson Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 11th day of March, 2021

Hart & Home, LLC,
By: Thomas M. Hart, Member

State of Tennessee
County of Davidson

Before me, the undersigned authority of the state and county mentioned, personally appeared Thomas M. Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member (or other officer authorized to execute the instrument) of Hart & Home, LLC, the within named bargainor, and that such Member or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Hart & Home, LLC, as Member.

Witness my hand and seal this 11st day of March, 2021

NOTARY ~~SIGNATURE~~
Notary Expires: 11/6/2023

