Karen Johnson Davidson County
Batch# 597438 DEEDWARR
03/22/2021 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,653.90
20210322-0037517

Name and Address of New Owner:
Jessica E. Nix and Jason R. Russell
612 21ST AVENUE NORTH #413
NASHVILLE, TN 37203
Send Tax Bills To:
MOVEMENT MORTGAGE
8024 CALVIN HALL RD
INDIAN LAND, SC 29707
This Instrument Prepared By:
Regina V. Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 092070I41300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Hotee Hut Properties, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jessica E. Nix, an unmarried woman, and Jason R. Russell, an unmarried man, as joint tenants with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 413, The 1865, A Condominium, and described in a Declaration Establishing The 1865, A Condominium, of record in Instrument No. 20190314-0023483 and amended in Instrument Numbers 20190712-0068003, 20191007-0102697, and 20191010-0104084, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Hotee Hut Properties, LLC, a Tennessee limited liability company, by Warranty Deed from The 1865 Condominiums, LLC, a Tennessee limited liability company, recorded on January 21, 2020, of record in Instrument No. 20200121-0007357, Register's Office for Davidson County, TN.

Being a portion of the same property conveyed to The 1865 Condominiums, LLC, a Tennessee limited liability company, by Quitclaim Deed from Cottage Partners, LLC, a Tennessee limited liability company, recorded on March 12, 2019, of record in Instrument No. 20190312-0022631, Register's Office for Davidson County, TN.

Being a portion of the same property conveyed to Cottage Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed from Kimbro Equities I, a Tennessee general partnership, recorded on August 18, 2016, of record in Instrument No. 20160818-0086479, Register's Office for Davidson County, TN, and Correction recorded in Instrument No. 20161021-0111567 Register's Office for Davidson County, Tennessee, dated September 17, 2016 and recorded on October 21, 2016 .

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of March, 2021.

Hotee Hut Properties, LLC, a Limited Liability Company

By:_____
Jose Manuel Reyes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned of the state and county mentioned, personally appeared Jose Manuel Reyes, 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 Managing Member of Hotee Hut Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Jose Manuel Reyes as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Davidson County, this 10th day of March, 2021.

_____
Notary Signature

My commission expires:_____

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 25, 2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $447,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 10th day of March, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-2305

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 25, 2022

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

