WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/1/23
(AFFIX SEAL)

Sheila McCord NOTARY PUBLIC STATE OF TENNESSEE Sumner County, TN

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jole J. Seroff, unmarried	New owner	Map: 07508025500
(NAME) 692 A/B Frankfort Dr.	(NAME) 72 Craigmont Ave	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) San Francisco, CA 94116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($295,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

OLD HICKORY PROPERTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, SERIES 692,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOLE J. SEROFF, SINGLE WOMAN,

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. 582 on the Plan of Section 12, Tulip Grove, of record in Plat Book 5800, Page 264, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Old Hickory Property LLC, a Tennessee Limited Liability Company, Series 692, by Quitclaim Deed from Ricky L. McClintock and wife, Laurel N. McClintock, of record in Instrument No. 20160516-0048553, dated May 13, 2016, Register's Office for said County. See also deed of record in Instrument No. 20131206-0124475, said Register's Office.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5800, Page 264, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6142, Page 736, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 692 A/B Frankfort Dr., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 619268 DEEDWARR
04/20/2021 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20210420-0052845

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 16th day of April, 2021.

Old Hickory Property LLC, a Tennessee Limited Liability Company, Series 692

BY: _____
Ricky L. McClintock
Manager/Member

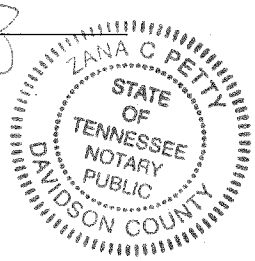
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ricky L. McClintock with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Manager/Member respectively of Old Hickory Property LLC, a Tennessee Limited Liability Company, Series 692 the within named bargainer, and that he/she as such Manager/Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 16th day of April, 2021.

My Commission Expires: 5.2.22

_____
Notary Public



$3.00 E-Record Fee

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

