WARRANTY DEED

Karen Johnson Davidson County
Batch# 624507 DEEDWARR
04/28/2021 11:37:30 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20210428-0056692

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

ADDRESS NEW OWNER(S) AS FOLLOWS: Home Network Partners Inc and Revision Homes LLC	SEND TAX BILLS TO: owner at owners address	
(NAME) PO Box 1828	(NAME)	
(ADDRESS) Goodlettsville, TN 37070	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Victor Flowers and Renita Flowers, husband and wife** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Home Network Partners Inc and Revision Homes LLC,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel I- 2114 Hermosa Street, Nashville, TN 37208 - M&P 09207001200

Land in Davidson County, Tennessee, being the East 45 feet of the Westerly 138 feet of the South 162 1/2 feet of Lot No. 4 on the Plan of the Subdivision of Lot 4 of the Elizabeth Harding Lytle Tract, of record in Minute Book 25, Page 453, of the Chancery Court at Nashville and being further described according to a survey by T. R. Sanford, Surveyor, dated April 20, 1954, as follows:

Beginning at a point in the North margin of Hermosa Street and said point being 93 feet East of the corner of Lots 4 and 5; thence with the margin of said Hermosa Street Easterly 45 feet to a point 15 feet West of the corner Lots 3 and 4; thence Northerly and at right angles 162.5 feet to the Southerly margin of an alley; thence with the Southerly margin of said alley WEsterly 45 feet to a point 93 feet East of the corner of Lots 4 and 5; thence Southerly 162.5 feet to the beginning.

Being the same property conveyed to Victor Flowers and Renita Flowers, husband and wife, by virtue of that certain Warranty Deed dated March 19, 2014, and being of record at Instrument No. 20140321-0023246 in the Register's Office of Davidson County, Tennessee.

Parcel II - 2202 Hermosa Street, Nashville, TN 37208 - M&P 09207001100

Land in Davidson County, Tennessee, being the Westerly 45 feet of the East 93 feet of the South 162 1/2 feet of Lot No. 4 on the Plan of the Subdivision of Lot No. 4 of the Elizabeth Harding Lytle Tract, of record in Minute Book 25, Page 3453, Chancery Court at Nashville, described as follows:

Beginning at a point in the Northerly margin of Hermosa Street said point being 48 feet East of the common corner of Lots 4 and 5 on said plan; thence Northerly along the line between said lots 162.5 feet to an alley; thence Easterly along said alley 45 feet to a point; thence Southerly 162.5 feet to the Northerly margin of Hermosa Street; thence Westerly along said margin of said street 45 feet to the point of beginning.

Being the same property conveyed to Victor Flowers and Renita Flowers, husband and wife, by virtue of that certain Warranty Deed dated March 19, 2014, and being of record at Instrument No. 20140321-0023621 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved / unimproved x property, known as 2114 Hermosa St. Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 26th day of April, 2021.

Victor Flowers

Renita Flowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Victor Flowers and Renita Flowers**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of April, 2021.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY