This Instrument Prepared by and Return to:
Bell & Alexander Title Services. Inc.
8110 Isabella Lane. 2nd Floor
Brentwood. TN 37027



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value. whichever is greater is $307.490.00.

Affiant

Subscribed and sworn before me this the 29 day of April. 2021.

Notary Public
My commission expires: 9/18/22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hornbeam Properties. LLC 1413 Stratton Ave #4 Nashville. TN 37206	Hornbeam Properties, LLC 2507 Belmont BLVD Nashville, TN 37212	083-05-0A 004.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees. and other good and valuable consideration, the receipt of which is hereby acknowledged. KELSEY B. HATZELL. AN UNMARRIED WOMAN. hereinafter referred to as Grantors. have bargained and sold. and do hereby transfer and convey to HORNBEAM PROPERTIES. LLC. A TENNESSEE LIMITED LIABILTY COMPANY. hereinafter called the Grantees. their successors and assigns. a certain tract or parcel of land. together with all tenements. hereditaments and appurtenances thereto located in Davidson County. State of Tennessee. described as follows:

Land in Davidson County. State of Tennessee. being Unit D of the 1413 Stratton Condominium. together with common areas. as established by Master Deed establishing a Horizontal Property Regime for 1413 Stratton Condominium. of record as Instrument No. 20070919-0112339. Register's Office for Davidson County. Tennessee. and being shown on plan attached thereto. to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Kelsey B. Hatzell. an unmarried woman. by deed dated 01/20/2017. from Matthew R. Chance. a married man. and Jeffrey A. Lee. a married man. of record in Instrument No. 20170125-0008105. as corrected in Instrument No. 20210212-0020458. Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1413 Stratton Ave #4. Nashville. TN 37206.

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. successors and/or assigns. forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves. our heirs. successors. assigns and representatives. to warrant and forever defend the title to said land to said Grantees. their successors. 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.

Karen Johnson Davidson County
Batch# 626172 **DEEDWARR**
04/30/2021 10:18:11 AM 2 pgs
Fees: $13.00 Taxes: $1,137.71

20210430-0058118

Witness my hand this the 29 day of April. 2021.

Kelsey B Hatzell by Jenny West Attorney in fact
Kelsey B. Hatzell
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of April, 2021, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kelsey B. Hatzell by Specific POWER OF ATTORNEY dated 04/25/2021, and who acknowledged that he executed the same as the free act and deed of Kelsey B. Hatzell. Witness my hand and official seal this 29th day of April, 2021.

Witness my hand and official seal this 29 day of April. 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022