This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-21-0113

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, is $430,000.00

Karen Johnson Davidson County
Batch# 629048 **DEEDWARR**
05/05/2021 09:12:07 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20210505-0059996

Sworn to and subscribed before me this 30th day of April, 2021.

Affiant

Notary Public

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

Address of New Owner: Send Tax Bills to: Map-Parcel Numbers:
Hidden Trail Properties, LLC 082-080-400.00
4825 Trousdale Drive, S-231 New Owner
Nashville, TN 37206

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard D. Hester, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hidden Trail Properties, LLC, a TN limited liability company** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Payne Blakemore and Cummings additon to Edgefield, now East Nashville of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard D. Hester by Warranty deed from Douglas K. Mund, unmarried of record in Instrument No. 20060505-0052564 Register's Office for Davidson County, Tennessee, dated May 03, 2006 and recorded on May 05, 2006.

Being the same property conveyed to Ray W. Hester, a One-half (1/2) undivided interest by QuitClaim deed from Richard D. Hester of record in Instrument No. 20080722-0075013 Register's Office for Davidson County, Tennessee, dated July 21, 2008 and recorded on July 22, 2008.

Being the same property conveyed to Ray W. Hester, a married man by QuitClaim deed from

Richard D. Hester, a married of record in Instrument No. 20100603-0042952 Register's Office for Davidson County, Tennessee, dated May 27, 2010 and recorded on June 03, 2010.

Being the same property conveyed to Richard D. Hester, unmarried by QuitClaim deed from Ray W. Hester, a married man of record in Instrument No. 20121228-0119857 Register's Office for Davidson County, Tennessee, dated December 27, 2012 and recorded on December 28, 2012.

This is improved property known as **716 S. 13th, Nashville, TN 37206.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 30 day of April, 2021.

Richard D. Hester

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Richard D. Hester, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of April, 2021.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023