WARRANTY DEED

Karen Johnson Davidson County
Batch# 634971 DEEDWARR
05/13/2021 08:19:30 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20210513-0064427

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-30-24
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

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

File No.: 21-0096

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
455 Homes, LLC.	New Owner	Map: 14702015900
(NAME) 455 Coventry Drive	(NAME) 718 Thompson Lane Suite 108-452	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37204-3600	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($370,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JERRY E. HERTENSTEIN, JR., SUCCESSOR TRUSTEE OF THE JERRY EDWIN HERTENSTEIN, SR. REVOCABLE LIVING TRUST DATED JUNE 15, 2016,

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

455 HOMES, LLC.,

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. 173 on the Plan of Abbay Hall, Section II of record in Book 2331, Page 38, Register's Office for said County.

Said Lot No. 173 fronts 100 feet on the southerly side of Coventry Drive and runs back between lines, 293.4 feet on the easterly line and 273 feet on the westerly line to a dead line in the rear, measuring 45 feet thereon.

Being the same property conveyed to Jerry E. Hertenstein and Sybil G. Hertenstein by Warranty deed from William T. Horton and Betty Ruth Horton of record in Book 7632, page 627, Register's Office for Davidson County, Tennessee, dated August 17, 1988 and recorded on August 22, 1988. (Value or consideration shown in aforementioned deed $79,500.00.)

Being the same property conveyed to Jerry Edwin Hertenstein Sr Trustee of the Jerry Edwin Hertenstein, Sr Revocable Living Trust dated June 15, 2016 by Quitclaim deed from Jerry E. Hertenstein of record in Instrument No. 20160617-0061815 Register's Office for Davidson County, Tennessee, dated June 15, 2016 and recorded on June 17, 2016. The said Jerry Edwin Hertenstein Sr is deceased 10/26/2020 and Jerry E Hertenstein Jr. has been appointed Successor Trustee under said trust agreement.

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 2331, Page 38, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2438, Page 108, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 455 Coventry Drive, Nashville, TN 37211
(House No.) (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 our hands this 7th day of May, 2021.

The Jerry Edwin Hertenstein, Sr. Revocable Living Trust

BY: _____ Successor Trustee
Jerry E. Hertenstein, Jr.
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jerry E. Hertenstein, Jr., Trustee of The Jerry Edwin Hertenstein, Sr. Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Trustee, of The Jerry Edwin Hertenstein, Sr. Revocable Living Trust, and that he as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Jerry E. Hertenstein, Jr., as Trustee.

Witness my hand and official seal this 7th day of May, 2021.

My commission expires: 1/3/23

_____
Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021