Karen Johnson Davidson County
Batch# 637002 DEEDWARR
05/17/2021 08:29:30 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63
20210517-0065755

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson (CT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(AFFIX SEAL)

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

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road, Suite 178
Nashville, TN 37215

03-NSH21-01688

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hearth Group Holdings, LLC, a Tennessee limited liability company 1091 General George Patton Rd Nashville, TN 37221	Hearth Group Holdings, LLC 1006 Grove Court Brentwood, TN 37027	142-09-D-87.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Julia D. Hedrick, wife and husband Franklin J. Hedrick**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Hearth Group Holdings, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their successors 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 Unit No. 1091, together with carport designated 1091-C, on the plan of Section Six, Phase One, River Plantation Condominium Apartments, as established by Master Deed of record in Book 5794, Page 526; Book 5794, Page 539; Instrument No. 20050504-0050172; and Instrument No. 20080423-0041324; as corrected in Instrument No. 20080429-0043657, and as shown by plat of record in Book 5200, Pages 359 and 360, 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 Julia D. Hedrick and husband, Franklin J. Hedrick by deed from Charles Burnett and wife, Lavelle Burnett, dated June 22, 2004, recorded June 29, 2004, of record in Instrument No. 20040629-0076973, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1091 General George Patton Rd, Nashville, TN 37221

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 23rd day of April, 2021

Julia D. Hedrick

Julia D. Hedrick

Franklin J. Hedrick

Franklin J. Hedrick

STATE OF TENNESSEE

COUNTY OF Williamson

On this 23RD day of April, 2021, before me personally appeared Julia D. Hedrick and Franklin J. Hedrick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

W. Brad Lehman

Notary Public

Printed Name: W. Brad Lehman

Serial Number, if any: _____

My Commission Expires: 9/21/2024

W. BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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