WARRANTY DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

J-SB-HSE-21-3714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Home Sale Elite, LLC	**New Owner**	
(NAME) **320 Seven Springs Way, Ste. 250**	(NAME) Karen Johnson Davidson County Batch# 645662 **DEEDWARR** 05/28/2021 12:05:23 PM 2 pgs Fees: $13.00 Taxes: $1,332.00 20210528-0072424	**050-07-0-118.00 (AS TO TRACT 1)** **050-07-0-006.00 (AS TO TRACT 2)** **050-07-0-117.00 (AS TO TRACT 3)** **050-07-0-005.00 (AS TO TRACT 4)**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **E. J. HYDE, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOME SALE ELITE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:

BEING Lot No. 102-B, Zone Lot Division, Lots Nos. 101 through 103, Village by the Creek, Section Four, of record in Plat Book 6900, Page 290, amending Plat Book 6250, Page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract 2:

BEING Lot No. 102-A, Zone Lot Division, Lots Nos. 101 through 103, Village by the Creek, Section Four, of record in Plat Book 6900, Page 290, amending Plat Book 6250, Page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract 3:

BEING Lot No. 103-B, Zone Lot Division, Lots Nos. 101 through 103, Village by the Creek, Section Four, of record in Plat Book 6900, Page 290, amending Plat Book 6250, Page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract 4:

BEING Lot No. 103-A, Zone Lot Division, Lots Nos. 101 through 103, Village by the Creek, Section Four, of record in Plat Book 6900, Page 290, amending Plat Book 6250, Page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

(Tract 1)

Being the same property conveyed to E. J. Hyde, a married person by Warranty deed from Dennis T. Rosenhagen and wife, Sharon Rosenhagen of record in Book 10011, page 157, Register's Office for Davidson County, Tennessee, dated April 08, 1996 and recorded on April 10, 1996.

(Tract 2)

Being the same property conveyed to E. J. Hyde, a married person by Warranty deed from Dennis Rosenhagen and wife, Sharon Rosenhagen of record in Book 10011, page 169, Register's Office for Davidson County, Tennessee, dated April 08, 1996 and recorded on April 10, 1996.

(Tract 3)

Being the same property conveyed to E. J. Hyde, a married person by Warranty deed from Dennis Rosenhagen and wife, Sharon Rosenhagen of record in Book 10011, page 133, Register's Office for Davidson County, Tennessee, dated April 08, 1996 and recorded on April 10, 1996.

(Tract 4)

Being the same property conveyed to E. J. Hyde, a married person by Warranty deed from Dennis Rosenhagen and wife, Sharon Rosenhagen of record in Book 10011, page 145, Register's Office for Davidson County, Tennessee, dated April 08, 1996 and recorded on April 10, 1996.

This conveyance is subject to:

- Taxes for the year 2021, a lien not yet due and payable.
- Easements and Setback Lines as set out per Plat Book 6900, Page 290, Register's Office for said County
- Deed of Conveyance of record in Book 8040. Page 665, Register's Office for said County.
- Terms, provisions, covenants, conditions, and restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Restrictions recorded in Book 6384, Page 91; Book 7251, Page 248; and Book 9288, Page 559. omitting any covenant, condition or restriction, If any, based on race, cobs, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3708, 3710, 3712, 3714 Village Trl, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 25 DAY OF MAY, 2021.

E. J. Hyde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. J. HYDE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of May, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212