(1)

NEW OWNER:
MICHAEL S. AKESON
829 NEELYS BEND ROAD
MADISON, TN 37115

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 21-0803

SEND TAX BILLS TO:
SWBC Mortgage Corp
9311 San Pedro #100
San Antonio, TX 78216

Map & Parcel
52-6-059.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 647534 **DEEDWARR**
06/02/2021 11:16:38 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50

20210602-0073785

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Eighty-Five Thousand and 00/100 Dollars ($385,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MICHAEL S. AKESON and BRITTANI LOGSDON,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 2 on the Plan of Rainbow Terrace, Section 2B, as shown on the plat of the same of record in Plat Book 1835, Page 85, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said lot fronts 130 feet on the northerly side of Neely's Bend Road and runs back between lines, 482.1 feet on the westerly line and 493.3 feet on the easterly line, to a dead line in the rear, measuring 110 feet thereon.

Being the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company, by Warranty Deed from JOHN PAUL HUFFER and wife, ASHLEY HUFFER, dated September 1, 2020, and of record in Instrument No. 20200908-0101669, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **829 NEELYS BEND ROAD, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1835, Page 85, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 28th day of May, 2021.

HIDDEN TRAIL PROPERTIES, LLC

By: _____

JANE MCKINNIS

Its: SPECIAL MEMBER

STATE OF TENNESSEE
COUNTY OF WILSON

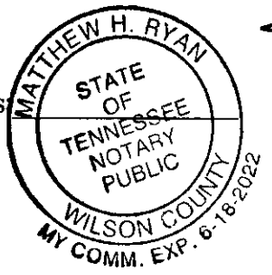
Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JANE MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the **SPECIAL MEMBER** of **HIDDEN TRAIL PROPERTIES, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 28th day of May, 2021.

_____

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$385,000.00.**

AFFIANT

Sworn to and subscribed to before me this 28th day of May, 2021.

NOTARY PUBLIC

My commission expires: _____

ASHLEY NOFFSINGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2023