NEW OWNER:
James Wade Honeycutt
2128 9th Ave. N
Nashville, TN 37208

SEND TAX BILLS TO:

New Owner
SAME

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-227

MAP & PARCEL
081-03-4A-011.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 666833 DEEDWARR
06/28/2021 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20210628-0087382

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS ($515,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Derose Properties, LLC, a New York Limited Liability Company** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **James Wade Honeycutt, sole owner** ("Grantees"), his successors 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 in Davidson County, Tennessee, being Units No. 11 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Metro North, a Horizontal Property Regime with Private Elements, as Recorded in Instrument Number 20170410-0035027, as amended in Instrument Number 20180621-0060111 and Instrument Number 20180723-0071653, Register's Office for Davidson County, Tennessee. To which plat reference is made for a more accurate description.

Being the same property conveyed to Derose Properties, LLC by Warranty deed from Andrew Winchek and Jane Ballesteros, as Co-Trustees of the Jane Ballesteros and Andrew Winchek Living Trust U/A dated July 05, 2017 of record in Instrument No. 20210416-0051511 Register's Office for Davidson County, Tennessee, dated March 25, 2021 and recorded on April 16, 2021.

Being also known as 2128 9th Avenue North 11, Nashville, Tennessee 37208.

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

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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 any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 25 day of June, 2021.

Derose Properties, LLC,
a New York Limited Liability Company

By: _____
David S. DeRose, Jr., General Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, David S. DeRose, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is General Manager of, Derose Properties, LLC the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 25 day of June, 2021.

_____
NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $**515,000.00**.

AFFIANT

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

NOTARY PUBLIC

My commission expires: LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

True Copy Certification

I, John A. Bell Jr., 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

State of TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A Bell Jr., 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: 01-06-2025

Notary Seal (if on paper): LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025