NEW OWNER:
Kaleb Roemer & Macy Axline
412 Dennywood Drive
Nashville, TN 37214

SEND TAX BILLS TO:

New Owner

MAP & PARCEL
084-11-0-018.00

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 21-232

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 672411 **DEEDWARR**
07/07/2021 02:37:24 PM 3 pgs
Fees: $18.00 Taxes: $1,470.75

20210707-0091496

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($397,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HES Investments, LLC, a Tennessee Limited Liability Company** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Kaleb Dean Roemer, a single man and Macy Arlene Axline, a single woman, as tenants in common with right of survivorship** ("Grantees"), their 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 Lot No. 85 on the Plan of Maplecrest, of record in Plat Book 1835, Page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Dewey B. Flatt and wife, Evelyn L. Flatt by Deed From R. R. Mincy and wife, Marian Mincy, of record in Book 2035, Page 179, Register's Office for Davidson County, Tennessee, dated January 23, 1952 and recorded on February 4, 1952. (Value or consideration shown in aforementioned Deed $8,950.00)

Said Dewey B. Flatt became deceased, vesting Evelyn L. Flatt as surviving tenant.

Being the same property conveyed to James Dewey Flatt by Quitclaim Deed from Evelyn L. Flatt, of record in Book 9258, Page 768, Register's Office for Davidson County, Tennessee, dated February 22, 1994 and recorded on February 25, 1994.

Said James Dewey Flatt became deceased, intestate, April 10, 2020, filed for Probate in Docket No. 20P771, Chancery Court of Davidson County, Tennessee. Ronald D. Flatt is named Administrator of the Estate of James Dewey Flatt, deceased. Affidavit of Heirship of record in Instrument No. 2020071-0076666, said register's office- Affiant is Donna Fagan Curtis.

Being the same property conveyed to Allan Smith by Warranty Deed from Ronald D. Flatt, Christopher Flatt, Kimberly Cusson, Jillian Flatt, and Lynn Flatt as guardian of Christian Flatt and Chole Flatt of record in Instrument No. 20200714-0076667 Register's Office for Davidson County, Tennessee, dated July 06, 2020 and recorded on July 14, 2020.

Being the same property conveyed to HES Investment, LLC, by Warranty Deed from Allan Smith of record in Instrument No. 20200902-0100054 Register's Office for Davidson County, Tennessee, dated August 31, 2020 and recorded on September 02, 2020.

Being also known as 412 Dennywood Drive, Nashville, Tennessee 37214.

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 30 day of **June**, 2021.

HES Investments, LLC, a Tennessee Limited Liability Com pany

By: Hanna Hanna
Hanna Hanna, Authorized Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Hanna Hanna**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **an Authorized Member** of, **HES Investments, 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 30 day of June, 2021.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC

****

The actual consideration or value, whichever is greater, for this transfer is $ **397,500.00.**

Melissa Janeen
AFFIANT

Sworn to and subscribed to before me this 30th day of **June**, 2021.

Stephanie Dome
NOTARY PUBLIC

My commission expires: STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021