WARRANTY DEED

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Y-SB-CRE-21-4017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(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)
The Jamie and Rebecca Hartman Family Trust	New Owner	
(NAME) **4017 Sunnybrook Drive**	(NAME)	**130-03-0-125.00**
(ADDRESS) **Nashville, TN 37205**		
(CITY) (STATE) (ZIP)	(CITY) (	

Karen Johnson Davidson County
Batch# 675309 **DEEDWARR**
07/12/2021 02:59:23 PM 2 pgs
Fees: $13.00 Taxes: $11,470.00
20210712-0093460

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, **JASON JODWAY AND MELISSA JODWAY, AS CO-TRUSTEES OF THE JASON AND MELISSA JODWAY REVOCABLE TRUST U/A DATED AUGUST 09, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMIE ALEXANDER HARTMAN AND REBECCA HARTMAN, AS CO-TRUSTEES OF THE JAMIE AND REBECCA HARTMAN FAMILY TRUST,** 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Royal Oaks - Veever's Addition Lot 8, Revision 2 of record in Plat at Instrument No. 20130722-0075235, 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 Jason Jodway and Melissa Jodway, as Co-Trustees of the Jason and Melissa Jodway Revocable Trust under agreement dated August 09, 2018 by Warranty deed from Jason Jodway and Melissa Brown Jodway, husband and wife of record in Instrument No. 20180815-0080768 Register's Office for Davidson County, Tennessee, dated August 09, 2018 and recorded on August 15, 2018.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 13 and revised in Instrument No. 20130722-0075235, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4017 Sunnybrook Drive, Nashville, Tennessee 37205**.

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 9th DAY OF JULY, 2021.

The Jason and Melissa Jodway Revocable Trust u/a dated August 09, 2018

BY:_____
Jason Jodway
Co-Trustee

BY:_____
Melissa Jodway
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON JODWAY, CO-TRUSTEE of THE JASON AND MELISSA JODWAY REVOCABLE TRUST U/A DATED AUGUST 09, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th of July, 2021.

_____
Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA JODWAY, CO-TRUSTEE of THE JASON AND MELISSA JODWAY REVOCABLE TRUST U/A DATED AUGUST 09, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th of July, 2021.

_____
Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
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DAVIDSON COUNTY