NEW OWNER:
BROCK ECKLES
84 ANTIOCH PIKE
NASHVILLE, TN 37211

SEND TAX BILLS TO:

New Owners

Map & Parcel
13304062.00

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 21-0834

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 683825 DEEDWARR
07/27/2021 08:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,775.63
20210727-0100285

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars ($479,900.00)** 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 **BROCK ECKLES, unmarried,** ("Grantee"), his 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. 1, Final Plat of The McKinnis Property, as shown on the plat of the same of record in Instrument No. 20190306-0020613, 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.

Also, conveyed herewith is an easement for the encroachment of the Heating, Ventilation and Air Conditioning unit located across the boundary line of Lot 1 of The McKinnis Property, for the use and benefit of the owners of Lot 2, The McKinnis Property, which shall run with the land and an easement for the encroachment of the Heating, Ventilation and Air Conditioning unit located across the boundary line of Lot 2 of The McKinnis Property, for the use and benefit of the owners of Lot 1, The McKinnis Property, which shall run with the land .

Being the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC by Quitclaim Deed from SEAN MCKINNIS, dated June 4, 2020, and

of record in Instrument No. 20200605-0058060, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **84 ANTIOCH PIKE, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 Instrument No. 20190306-0020613, 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 16th day of July, 2021.

HIDDEN TRAIL PROPERTIES, LLC

By: _____
SEAN MCKINNIS
Its: 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, **SEAN MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **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 16th day of July, 2021.

_____
NOTARY PUBLIC

My commission expires: 3/8/23

JANELL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$479,900.00.**

AFFIANT

Sworn to and subscribed to before me this 16th day of July, 2021.

NOTARY PUBLIC

My commission expires: 11-5-2024

LORI PATTERSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-16-2021.

Affiant
Date: July 23, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23 day of July, 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY