Karen Johnson Davidson County
Batch# 684559 DEEDWARR
07/27/2021 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20210727-0100806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
3862 Hutson, LLC, a Tennessee Limited Liability Company	Studio Bank (NAME)	
3862 Hutson Ave (ADDRESS)	124 12th Ave S, Suite 400 (ADDRESS)	061-00-0-027.00 and 061-1
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Christy Jo Berberich Hoskinson and Bill J. Hoskinson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto 3862 Hutson, LLC, a Tennessee Limited Liability Company , hereinafter called the Grantees, their heirs 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. 230 on the Map of Maplewood Heights, Second Division, as of record in Book 547, Page 103 and 104, Register's Office for Davidson County, Tennessee and a tract of 5.5 acres in the rear of said Lot. Said Lot No. 230 fronts 100 feet on the westerly side of Hutson Avenue and extends back between parallel lines 300 feet to a dead line. Said 5.5 acre tract is described as follows:

Beginning at a point, the common westerly corner of Lots 338 and 229 on the above subdivision; thence North 56 degrees West 679 feet to a stake; thence South 26 degrees 15 minutes West 340 feet to a point; thence 56 degrees East 760 feet to a stake in the West line of Lot No. 232 on said plan; thence with West line of Lots Nos. 232, 231, 230 and 229, North 13 degrees East 356 1/2 feet to the point of beginning.

Being the same property conveyed to Lucile M. Kennedy Lynn and Christy Jo Berberich by Warranty deed from Monica Miller of record in Book 9526, page 930, Register's Office for Davidson County, Tennessee, dated October 31, 1994. Being the same property conveyed to Christy Jo Berberich Hoskinson by Quitclaim deed from Lucile M. Kennedy Lynn and Christy Jo Berberich Hoskinson f/k/a Christy Jo Berberich of record in Instrument No. 20160902-0092462 Register's Office for Davidson County, Tennessee, dated August 31, 2016.

Bill J. Hoskinson, alson known as Billy Hoskinson, spouse of Christy Jo Berberich Hoskinson, joining in this transaction for the purpose of conveying any interest he may have in said property marital or otherwise.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3862 Hutson Ave, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 22nd day of July, 2021.

WARRANTY DEED
(Continued)

Christy Jo Berberich Hoskinson

Bill J. Hoskinson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christy Jo Berberich Hoskinson and Bill J. Hoskinson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of July, 2021.

Notary Public

My Commission Expires: 2/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the 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 07/26/2021 (date ~~of document~~).

Affiant Signature

07/26/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26th day of July 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025