WARRANTY DEED

Karen Johnson Davidson County
Batch# 686537 DEEDWARR
07/29/2021 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20210729-0102243

File No. BC-21-1127

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 THE 26th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Shane Stratton and Angela Paige Stratton	David Shane Stratton	
(NAME)	(NAME)	
3905 Ivy Drive, Lot 2	3905 Ivy Drive	073-05-0-078.000
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Hayden Lane LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Shane Stratton and Angela Paige Stratton, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Being in the 11th Civil District of said County and State, being a part of the W.J. Tune 56.92 acre tract, as of record in Book 974, Page 1, Register's Office for said county, described according to a survey made by Ralph W.C. Lambert, Surveyor, November 18, 1956, revised February 1, 1957, as follows:

Beginning at a point on the Southwesterly margin of Ivy Drive, at the Northeast corner of Lot No. 65 on the Plan of Moss Rose Heights, Section Three and Four, as of record in Book 1835, Page 103, said register's office, thence with said margin South 35 degrees East 139 feet; thence South 38 degrees 15 minutes West 530 feet; thence North 74 degrees 25 minutes West 413.7 feet to a stake; thence North 60 degrees East 402.5 feet to the Southeast corner of said Lot No. 65; thence with the Southeasterly boundary line of said lot North 54 degrees 20 minutes East 369.8 feet to the beginning, containing 3.37 acres, more or less.

Being the same property conveyed to Hayden Lane, LLC, a Tennessee limited liability company by Warranty Deed from Marcia Malone, unmarried of record in Instrument No. 20200618-0064472 Register's Office for Davidson County, Tennessee, dated June 03, 2020 and recorded on June 18, 2020.

This is property more commonly known as 3905 Ivy Drive, Lot 2, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 26th day of July, 2021.

Hayden Lane LLC, a Limited Liability Company

By:_____
Robert Drimmer, managing member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Elizabeth G Cooper of the state and county mentioned, personally appeared Robert Drimmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of Hayden Lane LLC, the within named bargainor, a Limited Liability Company, and that such Robert Drimmer as such Managing Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member

Witness my hand and seal, at office in Nashville, TN, this 26th day of July, 2021.

_____
Notary Signature

Printed Name: Elizabeth Cooper

My commission expires:_____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Certificate of Authenticity

I, Emily Manno, 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 07/26/21.

Date

Emily Manno

Affiant Signature

07/26/21

Date

State of Tennessee

County of Davidson

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

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON