Karen Johnson Davidson County
Batch# 696416 DEEDWARR
08/12/2021 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20210812-0109053

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2021.

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public

MY COMMISSION EXPIRES: 11.20.23

(AFFIX SEAL)

06-NSH21-02493

Address of New Owner:	Send Tax Bills to:	Tax Information:
NR SN TENNESSEE A, LLC 8390 E. Via De Ventura F-110, #303 Scottsdale, AZ 85258	Same as New Owner	086 12 0B 016.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Melissa N. Hyatt**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **NR SN TENNESEE A, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 16 of Tulip Grove, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Tulip Grove, a Horizontal Property Regime, of record in Instrument No. 20161123-0123638, as amended in Instrument Nos. 20161123-0124072 and 20161130-0125792, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Melissa N. Hyatt, a single woman, by Warranty Deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company, of record in Instrument No. 20180426-0039302, in the Register's Office of Davidson County, Tennessee, dated April 23, 2018 and recorded on April 26, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1354 Sula Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of August, 2021

Melissa N. Hyatt

STATE OF TENNESSEE

COUNTY OF WILSON

On this 11th day of August, 2021, before me personally appeared Melissa N. Hyatt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: _____

GAIL DORMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-23-2023

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 August 11, 2021

Affiant
Date: August 12, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12 day of August, 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY