Karen Johnson Davidson County
Batch# 696573 DEEDWARR
08/13/2021 08:00:30 AM 4 pgs
Fees: $23.00 Taxes: $4,131.05
20210813-0109257

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,116,500.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2021.

Notary Public

My commission expires: 5-9-2023

(AFFIX SEAL)

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LARRY KADEG AND DIANNA KADEG	**NEW OWNERS**	**078-00-0-083.00 and 078-00-0-080.00**
5235 and 5245 Tidwell Hollow Road		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HERBERT LEE HENDRICKS AND WIFE, MOLLY BETH HENDRICKS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LARRY KADEG AND DIANNA KADEG, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Tract I

Land in the 13th Civil District of said County and State, described according to a curve survey by Southern Land Surveying Company, Inc. dated January 17, 1973 as follows:

Beginning at a point in the northwesterly margin of Tidwell Hollow Road, said point being the northeasterly corner of the property conveyed to Charles H. Schreiber and wife, by deed of record in Book 4732, Page 368, Register's Office for said county; thence running

along Schreiber's northerly boundary line north 40 degrees 31 minutes 51 seconds west 1,519.09 feet to a point; thence north 25 degrees 00 minutes east 368.24 feet to a point; thence south 40 degrees 31 minutes 51 seconds east 1,325.36 feet to a point in the northwesterly margin of Tidwell Hollow Road; thence with same southwesterly 122.42 feet to a point; thence south 49 degrees 43 minutes 10 seconds west 177.56 feet to the point of beginning.

Being the same property conveyed to HERBERT LEE HENDRICKS, AN UNMARRIED MAN AND MOLLY EMMING, AN UNMARRIED WOMAN, by deed from U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION ,A S TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-RM3, of record in Instrument No. 20120130-0008256, dated December 29, 2011, said Register's Office.

Tract II

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Co., Inc., dated January 17, 1973, as follows:

BEGINNING on the northwesterly margin of Tidwell Hollow Road at a point North 49 degrees 43 minutes 10 seconds East 400 feet of the northeasterly corner of the property conveyed to Clyde E. Lovell etux, by deed of record in Book 4472, Page 385, Register's Office for said County; thence leaving said Tidwell Hollow Road, North 40 degrees 31 minutes 51 seconds West 1559.56 feet to a point; thence North 39 degrees 33 minutes 05 seconds East 146.72 feet to a point; thence North 85 degrees 00 minutes East 68.79 feet to a point; thence South 40 degrees 31 minutes 51 seconds East 1546.09 feet to a point in the northwesterly margin of Tidwell Hollow Road; thence with same South 49 degrees 43 minutes 10 seconds West 200 feet to the point of beginning, containing 7.21 acres, more or less.

Being the same property conveyed to HERBERT LEE HENDRICKS AND WIFE, MOLLY BETH HENDRICKS, by deed from RANDALL E. GREEN, of record in Instrument No. 20150330-0027078, dated March 25, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 5235 and 5245 Tidwell Hollow Road, Nashville, TN 37218.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 3rd day of AUGUST, 2021

HERBERT LEE HENDRICKS

MOLLY BETH HENDRICKS

NOTARY ACKNOWLEDGEMENT

State of Minnesota)
County of Carver)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **HERBERT LEE HENDRICKS AND WIFE, MOLLY BETH HENDRICKS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of AUGUST, 2021.

NOTARY PUBLIC
My Commission Expires: 01/31/2025

JOHN TOMPT
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2025

I, Emily Prophet, 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 8-17-21 (date of document).

Affiant Signature

8-17-21

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17 day of August 2021

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

