Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 697317 **DEEDWARR**
08/13/2021 12:11:08 PM 2 pgs
Fees: $13.00 Taxes: $1,639.10

20210813-0109628

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Meredith Harwell Officer & William Officer 7101 Somerset Farms Drive Nashville, TN 37221	New Owner **NEW OWNER**	141-07-0B-007-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Hershey's Top Wish Properties, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Meredith Harwell Officer and William Officer, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee :

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Somerset Farms, Section One, a Planned Unit Development of record in Plat Book 7900, Page 357, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ben Tomeo, an unmarried person by Warranty deed from Somerset Farms, a Tennessee joint venture of record in Book 9011, page 665, Register's Office for Davidson County, Tennessee, dated June 04, 1993 and recorded on July 12, 1993.

Ben Tomeo died intestate on December 27, 2020, his only heirs at law being his two children, Ben Robert Tomeo and James Tomeo. See Affidavit of Heirship dated April 15, 2021, of record in Instrument No. 20210415-0050660, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Hershey's Top Wish Properties, LLC, by Warranty Deed from Ben Robert Tomeo and James Tomeo, only heirs at law of Ben Tomeo, deceased, dated April 23, 2021, and recorded April 26, 2021, in Instrument No. 20210426-0055342, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all conditions, covenants, restrictions, easements & planning documents of record, and this year's real property taxes & all subsequent year's taxes, a lien not yet due or payable.

Being also known as 7101 Somerset Farms Drive Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of August, 2021.

Hershey's Top Wish Properties, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Luka Milicevic, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Amanda S. Young of the state and county mentioned, personally appeared Luka Milicevic, 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 Authorized Member of Hershey's Top Wish Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Luka Milicevic as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Nashville, this 12th day of August, 2021.

_____
Notary Signature

Printed Name: Amanda S. Young

My commission expires: 10-12-2024

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $443,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

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

_____
Notary Public
My commission expires:_____
File No. 2021-634

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022