SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 697708 DEEDWARRSP
08/16/2021 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $12,025.00
20210816-0110110

File No.: HK-21-5802-S

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE AFFIANT CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/28/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
5802 Nolensville, LLC	New Owner	161-00-0-184.00
(NAME) 499 Hogan Road Nashville, TN 37220	(NAME)	
(ADDRESS)	(ADDRESS)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Alden Horton, III, a married man, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, 5802 Nolensville, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantee(s), 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. 1 of The Trace, a plat of which is of record in Book 6900, Page 87, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Together with those certain easements recorded in Book 7517, Page 174 and Instrument No. 20061019-0129858, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alden Horton, III, married, by Warranty Deed from MS Nashville Realty, LLC, a Tennessee limited liability company, dated March 30, 2020, recorded April 8, 2020, in Instrument No. 20200408-0037238, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as 5802 Nolensville Pike, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 10th day of August, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Alden Horton, III

STATE OF ~~TENNESSEE~~ Maine
COUNTY OF ~~DAVIDSON~~ Cumberland

On this 9 day of August, 2021, before me personally appeared Alden Horton, III, 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's (or persons') free act and deed.

Witness my hand, at office, this 9 day of August, 2021.

Notary Signature
My commission expires: 5 Dec 2024

MELANIE A. GOLDSTEIN
Notary Public, Maine
My Commission Expires December 5, 2024

Record and return to:
Commerce Title & Escrow, LLC
513 3rd Ave South
Nashville, TN 37210
CTE File: HK-21-5802-S

Certificate of Authenticity

I, Sanya L. Arbogast, 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 August 10, 2021.

Affiant Signature

8/10/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 10th day of August, 2021.

Notary's Signature

My Commission Expires: 5/7/2024

Notary's Seal



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