Karen Johnson Davidson County
Batch# 698505 DEEDWARR
08/16/2021 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,102.60
20210816-0110580

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 298,000.00

Affiant
SUBSCRIBED AND SWON TO BEFORE ME, THIS 8th day of August, 2021

Kristian Booth
Notary Public

MY COMMISSION EXPIRES: 9-2-24
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicolette Langer	NP, INC.	
312 28th Ave	4800 N. Federal Hwy	**05308013400**
Old Hickory, TN 37138	Bldg E Ste 200	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) Boca Raton, FL 33431	

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,WE, **Wade Andrew Leatherwood, an Unmarried Man,**HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Nicolette Langer, A Single Person,**HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 312 28th Ave, Old Hickory, Old Hickory, TN 37138. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 and the Northerly 20 feet to Lot No. 2 of Block 17, on the Plan of Dabb's and Elliott's Plan of Old Hickory, of record in Plat Book 547, Page 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is herby made for a more complete description of the property.

Being the same property conveyed to Wade Andrew Leatherwood by Warranty Deed from HBG Holdings, LLC, a Tennessee Limited Liability Company dated 03/16/2020 and filed for record on 03/20/2020 of record in Instrument No. 20200320-0030678, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **312 28th Ave, Old Hickory, TN 37138**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 6th day of August, 2021.

Wade Andrew Leatherwood

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wade Andrew Leatherwood** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of August, 2021.

Commission Expires: 2/26/24

Notary Public

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/16/2021 (date ~~of document~~).

Affiant Signature

08/16/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of August, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025