Karen Johnson Davidson County
Batch# 702214 DEEDWARR
08/20/2021 03:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,154.40
20210820-0113162

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215229B

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$312,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 20th day of August, 2021.

Notary Public
My Commission Expires: 6-18-25

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 20th day of August, 2021, among:

HOUSE OF HEYDON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MIGUEL D. RAMEY, AN UNMARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Section Four, Village by the Creek of record in Plat Book 6250, Page 89, 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 E. J. Hyde by Warranty deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 8999, page 577, Register's Office for Davidson County, Tennessee, dated June 21, 1993 and recorded on July 01, 1993.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty deed from E. J. Hyde, unmarried of record in Instrument No. 20210315-0034176 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 15, 2021.

Being the same property conveyed to House of Heydon, LLC by Warranty deed from Music City Holding, LLC, a Texas limited liability company of record in Instrument No. 20210326-0040060 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 26, 2021.)

Being also known as 3517 Moorewood Drive Nashville, Tennessee 37207.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

House of Heydon, LLC, a Tennessee Limited Liability Company

BY: _____
Bradley Heydon, Member

By: _____
Claire Heydon, Member

State of Florida
County of Duval

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Bradley Heydon and Claire Heydon**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Members** of **House of Heydon, LLC, a Tennessee Limited Liability Company**

Witness my hand and official seal this 27th day of July, 2021.

_____
Notary Public
My Commission Expires: 8-3-2024

DOUGLAS O NEEDLE
Notary Public - State of Florida
Commission # HH 027138
My Comm. Expires Aug 3, 2024
Bonded through National Notary Assn.

Owner Name & Property Address:

Name: Miguel Ramey
Address: 3517 Moorewood Drive
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Movement Mortgage
Address: 8024 Calais Hall Road
City, State, Zip: Indian Land, SC 29707

Tax ID: 050-06-0-044.00

Certificate of Authenticity

I, Nick Harris, 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 8-20-2021.

Date

Affiant Signature

8-20-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of August, 2021.

Notary's Signature

My Commission Expires: 4/27/2025
Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON