NEW OWNER:
LEVI BENSON
2449 EASTLAND AVENUE
NASHVILLE, TN 37206

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 21-1498

Map & Parcel
8312115.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 710411 **DEEDWARR**
09/07/2021 09:55:38 AM 3 pgs
Fees: $18.00 Taxes: $3,182.00

20210907-0119349

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eight Hundred Sixty Thousand and 00/100 Dollars ($860,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **LEVI BENSON and MICHAEL GEORGE MOORE, married to each other,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 200 on the Plan of Eastland Acres (previously incorrectly stated as Hidden Acres), Section four, of record in Plat Book 2331, Page 94, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company, by Warranty Deed from Renee A. Tomlinson and Carl R. Tomlinson, dated September 30, 2020, and of record in Instrument No. 20201002-0113962, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Renee A. Tomlinson and Carl R. Tomlinson, wife and husband, by Quitclaim Deed from Andrew L. Butler, Jr., recorded November 14, 1997, of record in Book 10684, Page 385, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-21-2449

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **2449 EASTLAND AVENUE, NASHVILLE, TN 37206**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2331, Page 94, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 31st day of August, 2021.

HIDDEN TRAIL PROPERTIES, LLC

By:_____
SEAN MCKINNIS
Its: MEMBER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SEAN MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **MEMBER** of **HIDDEN TRAIL PROPERTIES, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 31st day of August, 2021.

_____
NOTARY PUBLIC

My commission expires:_____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$860,000.00.**

AFFIANT

Sworn to and subscribed to before me this 31st day of August, 2021.

NOTARY PUBLIC

My commission expires: 7/1/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07.09.2024