Karen Johnson Davidson County
Batch# 712841 DEEDWARR
09/10/2021 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $403.48
20210910-0121487

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $109,048.00

Affiant

Subscribed and sworn to before me, this 3rd day of September, 2021.

Notary Public

My commission expires:

PAMELA B. MATHENEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
516-518 FV Partners, LLC	**516-518 FV Partners, LLC**	**05111003000**
3477 S. Leland Street	**3477 S. Leland Street**	
Santa Rosa, CA 90731	**Santa Rosa, CA 90731**	

FOR AND IN 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 ACKNOWLEDGE, WE,

JoAnn Vandercook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

516-518 FV Partners, LLC , a Tennessee limited liability company

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:

Land in Davidson County, Tennessee, being Lot No. 95 on the Map of Oakland Acres, Section 10, of record in Plan Book 2900, Page 140, Register's Office for said County.

Said Lot No. 95 fronts 202.1 feet on the north side of Freda Villa and extends back between lines, 231.8 feet on the east line and 238.6 feet on the west line, to a dead line· in the rear, which is a broken line and where it measures 144.0 feet.

Being part of the same property conveyed to Joann Vandercook by Quitclaim Deed from Joann Vandercook, Executrix of the Estate of Dortha Mae Huffine, deceased, pursuant to the decedent's will having been duly admitted to probate in Davidson County, Tennessee, being Case No. 07P1135 dated February 5th 2009 and recorded February 5th 2009 record in Instrument No. 20090205-0009990 in the Register's Office for Davidson County, Tennessee. Scrivener's Affidavit to Quitclaim Deed recorded on _____ n Instrument No. ——202109100121486——, Register's Office for Davidson County, Tennessee.

And part of being the same property devised/bequeathed to Joann Huffine Vandercook (as to a ½ interest) and Robert Bernice Huffine (as to a ½ interest) by Last Will and Testament of Dortha Mae Huffine, deceased dated December 30th 1996 and recorded July 20th 2007 record in Case No. 07P1135 in the Clerk's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 516-518 Freda Villa Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 in 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 my/our hand(s) this 3rd day of September, 2021.

JoAnn Vandercook

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, **JoAnn Vandercook,** the within named Grantor(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, at office, this 3rd day of September, 2021.

NOTARY PUBLIC
Notary Public
Pamela B. Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE

My Commission Expires:

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

HE2021-0144

Tennessee Certification of Electronic Document

I, Christine Hutchinson, 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 09/03/21 (date of document).

Affiant Signature

09/08/21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8th day of September, 2021.

Notary's Signature

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE

MY COMMISSION EXPIRES:

NOTARY'S SEAL