Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Karen Johnson Davidson County
Batch# 720373 DEEDWARR
09/21/2021 09:38:51 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20210921-0126515

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me this 16th day of September, 2021.

Notary Public
My Commission Expires: _____

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

21-0258

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hidden Trail Properties, LLC	Same	
4825 Trousdale Drive, Ste. 231		090-12-0-334.00
Nashville, TN 37220		

WARRANTY DEED

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 acknowledged, we

Jennifer A. Ferebee f/k/a Jennifer A. Kolopajlo, a married woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Hidden Trail Properties, LLC, a Tennessee limited liability company

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Charlotte Park Annex Subdivision recorded in Book 3700, Page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
Being the same property conveyed to Jennifer A. Kolopajlo, an unmarried woman, by Warranty Deed dated October 26, 2011, and recorded October 31, 2011, from Lon Van Phan a/k/a Lon V. Phan, unmarried, of record in Instrument Number 20111031-0084636, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **544 Annex Avenue, Nashville, TN 37209.**

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 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 16th day of September, 2021.

Jennifer A. Ferebee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Jennifer A. Ferebee**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of September, 2021.

Larry N. Westbrook, Notary Public
State of Tennessee at Large

My Commission Expires: 03/26/25

