Karen Johnson Davidson County
Batch# 721912 DEEDWARR
09/22/2021 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210922-0127523

WARRANTY DEED

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 2/11/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
USCMF SN Tennessee A, LLC, a Delaware limited liability company	NEW OWNER	034140a01600co
(NAME)	(NAME)	
8390 E Via de Ventura F-110, #103		
(ADDRESS)	(ADDRESS)	
Scottsdale AZ 85258		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kevin Hines and Kim Hines being one and the same as Kimberleigh Hines F/K/A Kim Barnett,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **USCMF SN Tennessee A, LLC, a Delaware 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 Number 16 on the Final Cluster Plat of Cumberland bend, of record in Instrument Number 20091231-0118971, Register's office for Davidson County, Tennessee, tow which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Kevin Hines and Kim Barnett, by deed of record in Instrument NO. 20190612-0056374, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit recorded in Instrument No. 20191022-0107970, said Register's office. The said Kim Barnett N/K/A Kim Hines. The said Kim Hines being one and the same as Kimberleigh Hines

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

This instrument is executed on behalf of Kimberleigh Hines by Kevin Hines as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument NO. _____, in the Register's Office for Davidson County, Tennessee.

202109220127522

unimproved ☐

This is improved ☑ property, known as 725 Maylene Dr., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 20th day of September, 2021.

Kevin Hines

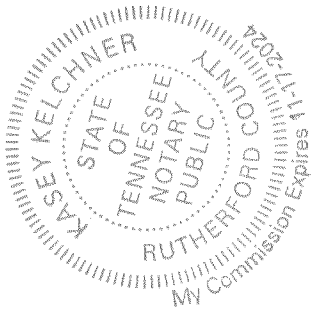
Kim Hines by Kevin Hines her Attorney in fact
Kim Hines

State of Tennessee
County of Davidson

Personally appeared before me Kevin Hines with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of September, 2021.

Notary Public
My Commission Expires: _____

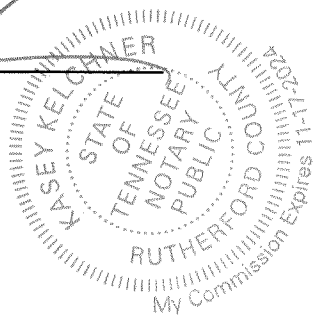


On this the 20th day of September, 2021, before me personally appeared Kevin Hines, the person who executed the foregoing instrument on behalf of Kim Hines and acknowledged that he executed the same as the free act and deed of the said Kim Hines, through Power of Attorney granted him by the said Kim Hines

Notary Public

commission expires: _____

File No.: 15848



CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 9-20-2021.

Affiant
Date: September 21, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21 day of September 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY