Karen Johnson Davidson County
Batch# 723654 DEEDWARR
09/24/2021 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210924-0128668

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$390,000.00.**

Affiant

Subscribed and sworn to before me, this the 22 day of September, 2021.

Notary Public

My commission expires: 5-9-2023
(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHELSEY JOHNSON AND DANIEL JOHNSON	**NEW OWNERS**	102-03-0-075.00
6510 Thunderbird Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HOME BASS RENTALS: NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**
HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHELSEY JOHNSON AND DANIEL JOHNSON, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 1297, as shown on the map entitled Charlotte Park, Section XVIII, of record in Plat Book 3600, Pages 51 and 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to EMILY SIERRA HINDMAN, UNMARRIED, by deed from SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., of record in Instrument No. 20140109-0002371, dated January 8, 2014, said Register's Office.

Further being the same property conveyed to HOME BASS RENTALS: NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from EMILY SIERRA HINDMAN, UNMARRIED, of record in Instrument No. 20160211-0013266, dated February, 2016, as corrected in Scrivener's Affidavit in Instrument No. 20210824-0114089, dated August 20, 2021, said Register's Office

Further being the same property conveyed to WILLIAM WALKER WOOLRIDGE, by quitclaim deed from HOME BASS RENTALS: NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20210712-0093120, dated July 7, 2021, as corrected in Instrument No. 20210907-0119804, dated August 20, 2021.

Further being the same property conveyed to HOME BASS RENTALS: NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from WILLIAM WALKER WOOLDRIDGE, of record in Instrument No. 20210824-0114090,

dated August 23, 2021, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 6510 Thunderbird Drive, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 21st day of September, 2021

HOME BASS RENTALS: NASHVILLE, LLC, A TENNESEE LIMITED LIABILITY COMPANY

BY: WILLIAM WALKER WOOLDRIDGE, MEMBER

BY: EMILY SIERRA-SUE HINDMAN WOOLDRIDGE, MEMBER

NOTARY ACKNOWLEDGEMENT

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **WILLIAM WALKER WOOLDRIDGE, AND EMILY SIERRA-SUE HINDMAN WOOLDRIDGE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of **HOME BASS RENTALS: NASHVILLE, LLC, A TENNESEE LIMITED LIABILITY COMPANY,** the within named bargainor, an LLC, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC, as Members.

Witness my hand, at office, this 21st day of SEPTEMBER, 2021.

NOTARY PUBLIC My Commission Expires: 5.9.2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

202109240128668

I, Emily Prophet, 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 9.22-21 (date of document).

E Prophet

Affiant Signature

9.22-21

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22 day of September, 2021

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

