Karen Johnson Davidson County
Batch# 734020 DEEDWARR
10/12/2021 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $4,458.50
20211012-0136835

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DW) Title No.: 62045
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
HR Properties of Tennessee, a Tennessee general partnership 4219 Hillsboro Road; Ste 332 Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 13011005200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,205,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily Y. Hartman and/or Ellen H. Roddy, Trustees of The Emily Y. Hartman Living Trust, established by the Revocable Trust Agreement of Emily Y. Hartman dated August 18, 2010**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **HR Properties of Tennessee, a Tennessee general partnership** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 13 on the Plat of Carter and King lands, as of record in Book 57, page 99, Register's Office for said County, being Lot No. 22 of Block "A" on the unrecorded subdivision of Tyne Meade, Section No. 2, described according to a survey made by Z.J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Lynwood Boulevard at the corner of Lots Nos. 22 and 23; thence with said boulevard, northwardly 100 feet to the corner of Lots Nos. 21 and 22; thence with the line between said two lots, eastwardly 250 feet; thence at right angles, southwardly 100 feet to the corner of Lots Nos 22 and 23; thence with the line between said two lots, westwardly 250 feet to the beginning.

Being the same property conveyed to H.C. Hartman and wife, Lou Ellyn Hartman, by Installment Deed from Nashville Trust Company, Administrator C.T. A. of Thomas J. Tyne, dated December 6, 1944 and recorded on December 14, 1944, of record in Book 1305, page 240, Register's Office for Davidson County, Tennessee. The said H .C. Hartman and Lou Ellyn Hartman have since died with H. C. Hartman predeceasing Lou Ellyn Hartman. By Affidavit of Heirship, dated April 11, 2017, recorded May 3, 2017, of record in Inst. No. 20170503-0043637, said Register's Office, Henry Carl Hartman, Jr., was established as the heir at law of Lou Ellyn Hartman. The said Henry Carl Hartman, Jr., died on November 5, 1992. The Last Will and Testament of Henry Carl Hartman, Jr., of record in Docket No. 93P-126 and in Will Book 183, page 107, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Emily Y. Hartman. By Quitclaim Deed, dated April 11, 2017, recorded May 9, 2017, of record in Inst. No. 20170509-0045830, said Register's Office, subject property was conveyed to Emily Y. Hartman and/or Ellen H. Roddy, Trustees of The Emily Y. Hartman Living Trust, established by the Revocable Trust Agreement of Emily Y. Hartman dated August 18, 2010.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2021, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 57, page 99, said Register's Office.

This is improved property, known as 908 Lynnwood Boulevard, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of October, 2021.

The Emily Y. Hartman Living Trust dated August 18, 2010

By: Emily Y. Hartman
Emily Y. Hartman, Trustee

By: Ellen H Roddy
Ellen H. Roddy, Trustee

State of Florida

County of Orange

On this 7th day of October, 2021, before me the undersigned authority, personally appeared Emily Y. Hartman, Trustee; and, Ellen H. Roddy, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

KAMEEL LETTSOME
Notary Public - State of Florida
Commission # GG 192579
My Comm. Expires Mar 5, 2022
Bonded through National Notary Assn.

My Commission Expires: March 5th 2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,205,000.00.

Sharon J Muller
Affiant

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

Notary

My Commission Expires: 10/17/2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, Wesley D. Turner, 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 October 7, 2021.

Affiant Signature

Date: 10/8/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

