2021-671

NEW OWNER:
JOHN N. CAIRNEY
4638 KENTUCKY AVENUE
NASHVILLE, TN 37209

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 21-0722

SEND TAX BILLS TO:
ONQ FINANCIAL, INC.
615 S. RIVER DR, STE 170
TEMPE, AZ 85281

Map & Parcel
091074V001.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 736352 DEEDWARR
10/14/2021 11:33:30 AM 4 pgs
Fees: $23.00 Taxes: $2,478.63
20211014-0138190

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars ($669,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN N. CAIRNEY and HEATHER A. LOCKE, TRUSTEES OF THE HAMMERSMITH TRUST DATED JANUARY 13, 2020,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit A, Fortysix-ThirtyEight Kentucky Avenue, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., Tennessee Code Annotated and established by that certain Declaration of Covenants, Conditions and Restrictions for Fortysix-ThirtyEight Kentucky Avenue, of record in Instrument No. 20200723-0081202, in the Register's Office for Davidson County, Tennessee, to which Declaration and plat as shown as Exhibit "B" in said Declaration, specific reference is hereby made for a more particular description of said units.

Together with the Common Elements, Limited Common Elements and Private Elements appurtenant thereto, as set forth in the Declaration of Covenants, Conditions and Restrictions for Fortysix-ThirtyEight Kentucky Avenue, of record in Instrument No. 20200723-0081202, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company, by Warranty Deed from Tanya Davis, married; Teresa Bishop, married; Jessica Michelle Pentecost, married; Kendell Ragsdale, unmarried; Savannah Ragsdale, unmarried; and Steven Donald Rochin, Jr., unmarried, dated September 23, 2019, and of record in Instrument No. 20191003-0101251, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **4638 KENTUCKY AVENUE, UNIT A, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20200723-0081202, any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 8th day of October, 2021.

HIDDEN TRAIL PROPERTIES, LLC

By: _____
SEAN MCKINNIS
Its: MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SEAN MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **MEMBER** of **HIDDEN TRAIL PROPERTIES, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 8th day of October, 2021.

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

NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$669,900.00.**

AFFIANT

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

NOTARY PUBLIC

My commission expires: 5/2/22

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law, this 8th day of October, 2021.

Quin Evans Segall

10/8/2021
DATE

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 8th day of October, 2021.

My Commission Expires: 5/2/22

Notary Public

