WARRANTY DEED

Karen Johnson Davidson County
Batch# 739800 DEEDWARR
10/20/2021 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20211020-0140621

J-HNP-21-2114

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Cynthia C Locke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF OCTOBER, 2021.

Jennifer Russell
Notary Public

MY COMMISSION EXPIRES: 03/01/2025
(AFFIX SEAL)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shirley E. Hasan	**New Owner**	
(NAME)	(NAME)	**092-07-0-012.00**
2114 Hermosa St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOME NETWORK PARTNERS, INC., A TENNESSEE CORPORATION AND REVISION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHIRLEY E. HASAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the East 45 feet of the Westerly 138 feet of the South 162 1/2 feet of Lot No. 4 on the Plan of the Subdivision of Lot 4 of the Elizabeth Harding Lytle Tract, of record in Minute Book 25, Page 453, of the Chancery Court at Nashville and being further described according to a survey by T.R. Sanford, Surveyor, dated April 20, 1954, as follows:

Beginning at a point in the North margin of Hermosa Street, said point being 93 feet East of the corner of Lots 4 and 5; thence with the margin of said Hermosa Street Easterly 45 feet to a point 15 feet West of the corner Lots 3 and 4; thence Northerly and at right angles 162.5 feet to the Southerly margin of an alley; thence with the Southerly margin of said alley Westerly 45 feet to a point 93 feet East of the corner of Lots 4 and 5; thence Southerly 162.5 feet to the beginning.

Being a portion of the same property conveyed to Home Network Partners, Inc and Revision Homes, LLC by Warranty deed from Victor Flowers and Renita Flowers, husband and wife of record in Instrument No. 20210428-0056692 Register's Office for Davidson County, Tennessee, dated April 26, 2021 and recorded on April 28, 2021.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 25, Page 453, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2114 Hermosa St., Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 15 DAY OF OCTOBER, 2021.

Home Network Partners, Inc.

BY:_____
John Gleaves
Authorized Agent

Revision Homes, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN GLEAVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of HOME NETWORK PARTNERS, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 15th of October, 2021.

_____
Notary Public
My Commission Expires: 10.17.21
(SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of REVISION HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of October, 2021.

_____
Notary Public
My Commission Expires: 10.17.21
(SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Mark D. Leeton, 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 10/15/21.

Date

Affiant Signature

10/15/21
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 18th day of October, 2021.

Jennifer Russell
Notary's Signature

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 03/01/2025
Date

Notary's Seal (if on paper)