G#35170-2 BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 747202 **DEEDWARR**
11/01/2021 09:54:43 AM 2 pgs
Fees: $13.00 Taxes: $1,816.70

20211101-0145858

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $481,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2021

Notary Public

MY COMMISSION EXPIRES: 12/14/24

(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
Brittney Harrison Russler Neal Russler	CapStar Bank	13306015100
(NAME)	(NAME)	
214 Wheeler Ave.	2002 Richard Jones Rd Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(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, , **HOK Remodeling Group, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brittney Harrison Russler and Neal Russler, 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, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 38, Hinchey Petway Subdivision, being also Lot "B" of Patterson Gardens, Section II, Wheeler Avenue, as of record in Book 2330, Page 42, Register's office for said County and more particularly described according to a survey made by Ralph W.C. Lambert, dated April 6, 1957, revised August 20, 1962, as follows:

Beginning at a point 68 feet 8 inches West of the corner of Lot No. 38, Hinchey Petway Subdivision, also known as the Old Sam Lloyd property, on the northerly side of Wheeler Avenue; thence in a westerly direction along the North margin of Wheeler Avenue 73 feet to a point; thence in a northerly direction 319 feet east to a point; thence in an easterly direction 73 feet to a point; thence in a southerly direction 319 feet to the point of beginning.

Being the same property conveyed to HOK Remodeling Group, LLC by deed of record in Instrument No. 20201208-0142231, Register's Office for County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 214 Wheeler Ave., Nashville, TN 37211
(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 29th day of October, 2021.

HOK Remodeling Group, LLC
By: Zirevan Suleyman, member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Zirevan Suleyman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of HOK Remodeling Group, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member.

WITNESS my hand and seal this 29th day of October, 2021.

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

Notary Public _____
My Commission Expires: _____

File No.: 15999