Name and Address of New Owner:
Phillip Vaughn and Rebecca Morris Vaughn, Trustees of 1709 Green Hills Drive Trust
1709 Green Hills Drive
Nashville, TN 37215

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 752309 DEEDWARR
11/10/2021 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $5,911.68
20211110-0149921

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 131-03-0-097.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Hyde Construction Group, LLC, a Tennessee Limited Liability Company.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **1709 Green Hills Drive Trust dated October 20, 2021,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Green Hills Subdivision No. 2, as of record in Book 547, Page 139, Register's Office for said County.

Said Lot No. 52 fronts 70 feet on the Southerly side of Green Hills Avenue and runs back 165 feet 9 inches on the Easterly line and 166 feet 5 inches on the Westerly line to a dead line, measuring 70 feet thereon.

Being the same property conveyed to Harold Raymond Scott and wife, Clara Morris Scott, by Warranty Deed from Louis W. King and wife, Margaret K. King, of record in Book 2146, Page 411, Register's Office for Davidson County, Tennessee, dated May 22, 1953 and recorded on May 22, 1953. (Value or consideration shown in aforementioned deed $100.00.)

The said Harold Raymond Scott predeceased Clara Morris Scott leaving her a surviving tenant by the entirety. Clara Morris Scott died on or about March 20, 2004 and her only heirs were her two children, Edith Ann Scott NKA Edith Scott King and Joseph Morris Scott. Joseph Morris Scott died on or about October 24, 2014 leaving Edith Scott King as his only heir. Affidavits of Heirship of record in Book 8961, Page 321, and Instrument No. 20200827-0097394, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MacKenzie Hyde and Philip Hyde, wife and husband, by Warranty Deed from Edith Scott King, of record in Instrument No. 20201102-0127714, Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on November 02, 2020. (Value of consideration shown in aforementioned deed $565,750.00.)

Being the same property conveyed to Hyde Construction Group, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from MacKenzie Hyde and Philip Hyde, wife and husband, of record in Instrument No. 20201102-0127715 Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on November 02, 2020.

Being also known as 1709 Green Hills Drive, Nashville, Tennessee 37215.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of November, 2021.

Hyde Construction Group Inc., a Tennessee Corporation

By:_____
Philip Hyde, Member, Owner

State of Tennessee
County of Davidson

Before me, Steven Disser of the state and county mentioned, personally appeared Philip Hyde, Member, Owner 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 theMember, Owner of Hyde Construction Group, the within named bargainor, a Corporation, and that as such Member, Owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Member, Owner.

Witness my hand, at office, this 2nd day of November, 2021.

_____
Notary's Signature
My commission expires: 3/3/25

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,597,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Betty Burch
(Affiant)

Sworn to and subscribed before me this
2nd day of November, 2021.

_____
Notary Public
My commission expires:_____
File No. ST-21-302

JENNA LYN PREBLE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 9, 2023

202111100149921

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 11/03/21.

Affiant Signature

11/03/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 3rd day of November, 2021.

Notary Signature

My Commission Expires: _____

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023