Name and Address of New Owner:
Hernandez REI LLC, a Tennessee Limited Liability Company
6553 Lickton Pike
Goodlettsville, TN 37072

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 756460 DEEDWARR
11/17/2021 08:40:30 AM 5 pgs
Fees: $28.00 Taxes: $2,627.00
20211117-0152858

Map & Parcel No: 018 00 0 156

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, **Robin Samantha Ott, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hernandez REI LLC, a Tennessee Limited Liability Company**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Beginning at an iron rod situated in the southerly margin of Lickton Pike, said point being the northeast corner of the Susan D. Clark property of record in Book 10730, Page 269, R.O.D.C., TN;

Thence, along said road N 71deg58'53" E, a distance of 56.02 feet to an iron rod;
Thence, leaving said road, S 08deg47'40" W, a distance of 237.23 feet to an iron rod;
Thence, S 14deg46'14" E, a distance of 149.38 feet to an iron rod;
Thence, S 04deg34'04" E, a distance of 141.77 feet to an iron rod;
Thence, S 11deg49'43" W, a distance of 166.06 feet to an iron rod;
Thence, N 70deg35'12" E, a distance of 416.90 feet to an iron rod;
Thence, S 36deg12'39" E, a distance of 666.97 feet to an iron rod;
Thence, N 54deg32'29" E, a distance 60.06 feet to an iron rod;
Thence, S 01deg21'43" E, a distance of 85.80 feet to an iron rod;
Thence, S 45deg47'26" W, a distance of 396.75 feet to an iron rod;
Thence, S 35deg55'02" W, a distance of 364.41 feet to an iron rod;
Thence, S 02deg48'26" W, a distance of 1057.82 feet to an iron rod;
Thence N 44deg33'40" W, a distance of 1605.62 feet to an iron rod;
Thence, N 38deg11'34" E, a distance of 1125.56 feet to an iron rod;
Thence, N 70deg35'12" E, a distance of 92.56 feet to an iron rod; Thence, N 11deg49'43" E, a distance of 196.39 feet to an iron rod;
Thence, N 04deg34'04" W, a distance of 135.43 feet to an iron rod;

Thence, N 14deg46'14" W, a distance of 153.22 feet to an iron rod;
Thence, N 08deg47'40" E, a distance of 211.96 feet to the point of beginning and containing 40.776 acres of land, more or less.

Being the same property conveyed to William T. Carlisle and wife, Leona Carlisle, of record in Book 6769, Page 650, Register's Office of Davidson County, Tennessee, dated August 8, 1985 and recorded on January 24, 1986, and re-recorded in Book 7123, Page 816, Register's Office of Davidson County, Tennessee, dated August 8, 1985 and recorded on February 2, 1987. Also being a portion of the property conveyed to William T. Carlisle and wife, Leona K. Carlisle by Warranty Deed from Eldred L. Bennett and wife, Martha P. Bennett, of record in Book 2736, Page 367, Register's Office of Davidson County, Tennessee, dated January 29, 1958 and recorded on January 30, 1958. The said Leona Carlisle died October 14, 1988. The said William T. Carlisle then conveyed a 49% interest in the subject property to Robin Samantha Ott by Quitclaim Deed of record in Instrument No. 20010720-0077358, dated July 19, 2000 and recorded on July 20, 2001. The said William T. Carlisle then devised the remaining 51% of the subject property to Robin Samantha Ott by Will of record in Instrument No. 20030508-0061513.

William Ott joins in the execution of this deed to convey any interest he may have in the above referenced property, particularly any marital interest.

This improved property known as 6553 Lickton Pike, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 4th day of November, 2021.

Robin Samantha Ott (SEAL)
Robin Samantha Ott

William Ott (SEAL)
William Ott

STATE OF COLORADO
COUNTY OF Elbert

On this 4th day of November, 2021, before me personally appeared Robin Samantha Ott and William Ott, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of November, 2021.

Tanya Debelak
Notary Signature
My commission expires:
(SEAL)

TANYA DEBELAK
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20164009353
MY COMMISSION EXPIRES MAR 7, 2024

AFFIDAVIT OF VALUE

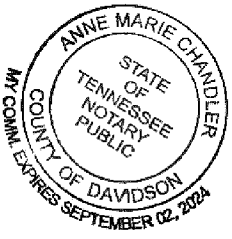
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $710,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 4th day of November, 2021.

Notary Public
My commission expires: 09/02/2024
File No. 2021-3317



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/12/2021 (date ~~of document~~).

Affiant Signature

11/12/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12th day of November, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025