Karen Johnson Davidson County
Batch# 759968 DEEDWARR
11/23/2021 11:15:58 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20211123-0155384

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(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
Jeffrey S Sherrod	New Owner	063-80L-1.00
(NAME)	(NAME)	
502 Hadleys Bend Blvd		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, I/WE, **The Twin Team LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey S. Sherrod, a married man,** 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:

BEING Unit A, of the Cottages at 502 Hadleys Bend, a Horizontal Property Regime with Private Elements located in Davidson County, Tennessee and described in the Declaration of Covenants, Conditions, and Restrictions for the Cottages at 502 Hadleys Bend, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170721-0074215, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the units, co-owners and tenants of The cottages at 502 Hadleys Bend, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20170721-0074215, and By-Laws appended thereto as Exhibit "C",said Register's Office, as incorporated hereby reference and made a part here of the same as though copied herein for a more complete indentification and description of said Unit.

Being part of the same property conveyed to The Twin Team, LLC, by deed of record in Instrument NO. 20170512-0047253, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 502 Hadleys Bend Blvd, Old Hickory, TN 37138

(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 18th day of November, 2021.

The Twin Team, LLC

By: _____ member

Jeremy Bockman, MEMBER

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public and for the state of County aforesaid, personally appeared Jeremy Bockman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the MEMBER of The Twin Team, LLC and that he as such MEMBER executed the foregoing instrument for the purposes therein contained, by singing the name of The Twin Team, LLC by himself as MEMBER.

WITNESS my hand and seal this 18th day of November, 2021.

_____

Notary Public
My Commission Expires: _____

File No.: 16004

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022