Karen Johnson Davidson County
Batch# 765068 DEEDWARR
12/02/2021 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $950.90
20211202-0159591

WARRANTY DEED

CHERYL D BOLANDER
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 $257,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11/18/2021.

Cheryl D. Bolander
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4752

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Alemu Mindaga	F&M	165-13-0A-021.00-CO
605 North Stonegate Drive	10 Cadillac Dr. Ste 100	
Antioch, TN 37013	Brentwood TN 37027	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Regale Properties LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alemu Mindaga, married man

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 367 on the Plan of Peppertree Forest, Section Five, a Portion of Peppertree, Phase I, P.U.D. of record in Plat Book 7900, Page 499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lauren Hartstern, an unmarried woman by Warranty deed from Dora Lee Barrett, widow of record in Instrument No. 20180628-0062689 Register's Office for Davidson County, Tennessee, dated June 25, 2018 and recorded on June 26, 2018.
Being the same property conveyed to Regale Properties, LLC, a Tennessee series limited liability company, Series No. 1801 by Quitclaim deed from Lauren Hartstern, unmarried of record in Instrument No. 20180628-0062691 Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded on June 28, 2018

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 605 North Stonegate Drive Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on November 18, 2021.

Regale Properties LLC, a Tennessee Limited Liability Company

By: _____
Lauren Hartstern, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Lauren Hartstern, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be member (or other officer authorized to execute the instrument) of Regale Properties LLC, a Tennessee Limited Liability Company, the within named bargainor, a Tennessee limited liability company, and that Lauren Hartstern as such member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this November 18, 2021.

_____
Notary Public

My Commission Expires: 9/20/25



File #: 2021-4752

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 18, 2021.

J. Carlton Drumwright

November 18, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 18, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY