(3)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 775852 **DEEDWARR**
12/17/2021 10:35:29 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20211217-0167105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF DECEMBER 2021.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clark & Huddleston Properties, LLC	Clark & Huddleston Properties, LLC	
(NAME) 815 N. 2nd St.	(NAME) 49 C C Camp Rd	082-07-0-045.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Cookeville, TN 38501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MICHAEL HULL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLARK & HUDDLESTON PROPERTIES, LLC**, 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:

Lot 114, V.S. LINDSLEY'S ADDITION TO NORTH EAST NASHVILLE, as shown on plat of record in Book 57, Page 25, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 114 fronts 50 feet on the east side of North 2nd Street, formerly Harris Street, and extends back between parallel lines 174 1/2 feet to an alley in the rear.

Being the same property conveyed to Jerry W. Jarrett and Deborah M. Jarrett, husband and wife, by Warranty Deed from Oval Sullins, by Fifty Forward, Conservator, of record in Instrument No. 20120625-0055168, in the Register's Office of Davidson County, Tennessee, dated June 14, 2012 and recorded on June 25, 2012.

Being the same property conveyed to Michael Hull by Warranty Deed from Jerry W. Jarrett and Deborah M. Jarrett, husband and wife, dated December 10, 2021, of record in Instrument No. 20211217-0167103, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 815 N. 2nd St., Nashville, TN 37207
(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 hand this 10th day of December, 2021

MICHAEL HULL BY DYLAN POTTER, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael Hull, and who acknowledged that he executed the same as the free act and deed of said Michael Hull.

Witness my hand and official seal this 10th day of December, 2021.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public