Name and Address of New Owner:
Logan Rhea Realty, LLC
314 Lorna Drive
Nashville, TN 37214

Send Tax Bills To:
Logan Rhea
303 Tamworth Dr.
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 777340 DEEDWARR
12/21/2021 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211221-0168491

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

Map & Parcel No: 096-09-0-218.00

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, **David G. Hathcock and Cheryl D. Hathcock, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Logan Rhea Realty, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 162 ON THE PLAN OF WOODBERRY PARK, AS OF RECORD IN BOOK 2133, PAGES 117 AND 118, AND 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 162 FRONTS 94 FEET ON THE SOUTHWESTERLY SIDE OF LORNA DRIVE AND EXTENDS BACK 150.4 FEET ON THE NORTHWESTERLY LINE AND 152.5 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE MEASURING A TOTAL OF 108.1 FEET THEREON.

Being the same property conveyed to David G. Hathcock and wife Cheryl D. Hathcock by Deed from F.E. Stratton, Jr., and wife, Bettie S. Stratton of record as (book) 4369 / (page) 507 in the Register's Office for Davidson County, Tennessee, dated September 6, 1969 and recorded on October 3, 1969.

Being also known as 314 Lorna Drive, Nashville, TN 37214/ Parcel No. 096-09-0-218.00

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 10th day of December, 2021.

David D. Hathcock (SEAL)
David G. Hathcock

Cheryl D. Hathcock (SEAL)
Cheryl D. Hathcock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2021, before me personally appeared David G. Hathcock and Cheryl D. Hathcock, 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 this 10th day of December, 2021.

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 6.21.25

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 $350,000.00, 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
10th day of December, 2021.

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Notary Public
My commission expires:
File No. 2021-3792

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **12/10/2021** (date of document).

Affiant Signature

12/10/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **December**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

