NEW OWNER:
GREGORY S. KIZER
505A ACHIEVEMENT DRIVE
NASHVILLE, TN 37209

SEND TAX BILLS TO:
Broker Solutions, Inc.
dba New American Funding

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-2173

Map & Parcel No.: 09016018400 (part of)

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 781778 DEEDWARR
12/30/2021 10:15:30 AM 4 pgs
Fees: $23.00 Taxes: $2,867.50
20211230-0171687

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Seventy-Five Thousand and 00/100 Dollars ($775,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **GREGORY S. KIZER,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit A, Fivehundredfive Achievement Drive, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., Tennessee Code Annotated and established by that certain Declaration of Covenants, Conditions and Restrictions for Fivehundredfive Achievement Drive, of record in Instrument No. 20210120-0008831, in the Register's Office for Davidson County, Tennessee, to which Declaration and plat as shown as Exhibit "B" in said Declaration, specific reference is hereby made for a more particular description of said unit.

Together with the Common Elements, Limited Common Elements and Private Elements appurtenant thereto, as set forth in the Declaration of Covenants, Conditions and Restrictions for Fivehundredfive Achievement Drive, of record in Instrument No. 20210120-0008831, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company by Warranty Deed from Ryan Lee Jackson Langford, Trustee of the Ryan Lee Jackson Langford Revocable Trust Dated October 6, 2016, dated October 29, 2020, and of record in Instrument No. 20201102-0127555, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as **505A ACHIEVEMENT DRIVE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2663, Page 122, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 22nd day of December, 2021.

HIDDEN TRAIL PROPERTIES, LLC

By: _____
Jane McKinnis
Its: Special Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JANE MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the **SPECIAL MEMBER** of **HIDDEN TRAIL PROPERTIES, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing her name as such authorized member.

WITNESS my hand and official seal at office this 22nd day of December, 2021.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-16-2023

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The actual consideration or value, whichever is greater, for this transfer is **$775,000.00.**

AFFIANT

Sworn to and subscribed to before me this 22nd day of December, 2021.

NOTARY PUBLIC

My commission expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 12-22, 2021.

Affiant
Date: December 23, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23 day of December 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY