WARRANTY DEED

Karen Johnson Davidson County
Batch# 796415 DEEDWARR
01/27/2022 02:48:30 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20220127-0010112

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF JANUARY, 2022

Notary Public

MY COMMISSION EXPIRES: 1-26-25

(AFFIX SEAL)

JAMES T. STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

MST 2021-2270

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Major and Cassie Major	EVANSVILLE TEACHERS FCU	147-02-0-159.00
(NAME) 455 Coventry Drive	(NAME) 9401 THEATER DR.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) EVANSVILLE IN 47715	
(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, WE, **455 Homes, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Major and Cassie Major, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Abbay Hall, Section II, of record in Book 2331, page 38, Register's Office for said County.

Said Lot No. 173 fronts 100 feet on the southerly side of Coventry Drive and runs back between lines, 293.4 feet on the easterly line and 273 feet on the westerly line to a dead line in the rear, measuring 45 feet thereon.

Being the same property conveyed to Jerry E. Hertenstein and Sybil G. Hertenstein by Warranty deed from William T. Horton and Betty Ruth Horton of record in Book 7632, page 627, Register's Office for Davidson County, Tennessee, dated August 17, 1988 and recorded on August 22, 1988. (Value or consideration shown in aforementioned deed $79,500.00.)

Being the same property conveyed to Jerry Edwin Hertenstein Sr Trustee of the Jerry Edwin Hertenstein, Sr Revocable Living Trust dated June 15, 2016 by Quitclaim deed from Jerry E. Hertenstein of record in Instrument No. 20160617-0061815 Register's Office for Davidson County, Tennessee, dated June 15, 2016 and recorded on June 17, 2016. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to 455 Homes, LLC by Warranty deed from Jerry E. Hertenstein Jr., Successor Trustee of the Jerry Edwin Hertenstein, Sr Revocable Living Trust dated June 15, 2016 of record in Instrument No. 20210513-0064427 Register's Office for Davidson County, Tennessee, dated May 7,2021 and recorded on May 13, 2021. (Value of consideration shown in aforementioned deed $370,000.00.) Being also known as 455 Coventry Drive Nashville, Tennessee 37211.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record in Plat Book 2331, Page 38, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2438, Page 108, in the Register's Office for Davidson County, Tennessee. Rights of tenants in possession, as tenants only, under unrecorded leases, if any.

This property, known as 455 Coventry Drive, Nashville, TN 37211
(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 hand(s) this 13 DAY OF JANUARY, 2022.

455 Homes, LLC

BY: _____
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin Lapp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of January, 2022.

Notary Public My commission expires: 4/24/23

Angela Summerlin Notary State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, 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 JAN 19, 2022.

Affiant Signature _____

JAN 19, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19TH day of JAN 2022.

Notary's Signature
MY COMMISSION EXPIRES: 1-26-25

JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-26-2025