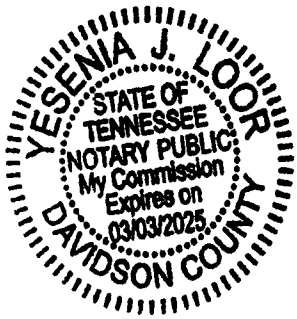
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF FEBRUARY, 2022.

Yesenia J. Loor
Notary Public

MY COMMISSION EXPIRES: 3/3/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0035

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hart & Home LLC, a Tennessee Limited Liability Company	NEW OWNER	Map: 07216019200
(NAME) 1500 Wayne Drive	(NAME) 1138 Hidden Valley Rd	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 800606 **DEEDWARR**
02/04/2022 11:44:00 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20220204-0013275

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($425,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AFRANDA JEAN BAKER, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HART & HOME LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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:

Being Lot No. 66 on the plan of Part Two, Porter Heights, of record in Book 1424, Page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 66, which is a corner lot, fronts 76.0 feet on the westerly margin of Wayne Drive and fronts 100.0 feet on the northerly margin of Sheridan Road, said frontages being joined by a curve having a length of 31.42 feet, and extends back 134.7 feet on the northerly line and 97.2 feet on the westerly line to a point of intersection.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville
File #: Y-CRE-22-1500

Being the same property conveyed to Afranda Jean Baker, unmarried, by Quitclaim Deed from George Osment, unmarried, of record in Instrument No. 20211022-0142492, dated October 21, 2021, Register's Office for said County. See also Quitclaim Deed of record in Instrument No. 20160613-0059891, and Quitclaim Deed of record in Book 11162, Page 995, and Warranty Deed of record in Book 7477, Page 263, said Register's Office.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book _, Page _, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1500 Wayne Drive, Nashville, TN 37206
(House No.) (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 our hands this 2nd day of February, 2022.

Afranda Jean Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Afranda Jean Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 2nd day of February, 2022.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY