Karen Johnson Davidson County
Batch# 800779 DEEDWARR
02/04/2022 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,240.43
20220204-0013509

WARRANTY DEED

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,250.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/25/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/3/2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road 160
Brentwood, TN 37027
file # 2021-5095

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Arnett D. McCall	The Farmers Bank	063-16-0C-068.00-CO
5217 Southfork Boulevard	P.O. Box 657	
Old Hickory, TN 37138	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

House Wren Properties, a Tennessee Series Limited Liability Company, Series No. 11-01

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Arnett D McCall, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), 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. 68 on the Plat of Phase One, Section Two, Hermitage Springs Estates, a Planned Unit Development (Private Elements), filed as Exhibit "A" to, and established by the Declaration of record in Instrument No. 20001206- 0120233, amended in Instrument Nos. 20020130-0013464, 20031006-0147712, 20040226-0022056, 20060703-0078830 and made applicable in Instrument No. 20031031-0160338, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to J. Carlton Drumwright Trustee by Quitclaim Deed from House Wres Properties, LLC of record in Instrument No. 20110321-0021618, Register's Office for Davidson County, Tennessee, dated March 11, 2011 and recorded on March 21, 2011 and within the same deed the said J. Carlton Drumwright Trustee conveyed his interest in the subject property to House Wren Properties, a Tennessee Series Limited Liability Company, Series No. 11-01.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5217 Southfork Boulevard Old Hickory, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on January 25, 2022.

House Wren Properties, a Tennessee Series Limited Liability Company, Series No. 11-01

By: _____
Mark Wren, Member

By: _____
Deborah Wren, Member

STATE OF Florida
COUNTY OF Sarasota

Before me, the undersigned, a Notary Public of said County and State, personally appeared Mark Wren and Deborah Wren, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members (or other officer authorized to execute the instrument) of House Wren Properties, a Tennessee Series Limited Liability Company, Series No. 11-01, the within named bargainor, a Tennessee limited liability company, and that Mark Wren and Deborah Wren as such Members executed the foregoing instrument for the purposes therein contained.

_____
Notary Public

My Commission Expires: 3-21-2022

ANTHONY WILLIAM WATHEY
Notary Public - State of Florida
Commission # GG 198570
My Comm. Expires Mar 21, 2022

File #: 2021-5095
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
270 Franklin Road, Suite 160
Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 25, 2022.

J. Carlton Drumwright

January 25, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 25, 2022.

Notary

My Commission Expires: 12/18/22

