WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $639,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03.04.2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 815405 DEEDWARR
03/04/2022 09:37:09 AM 2 pgs
Fees: $13.00 Taxes: $2,367.63

20220304-0024811

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3156

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Hugh Hyland and Kelsey Hyland	Pinnacle |Bank	091-14-01-001-00-CO
40 Twin Street	150 3rd Ave S. Suite 1000	
Nashville, TN 37209	Nashville, TN 37201	

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,

Amanda George and George Rakees George, a married couple

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

Hugh Hyland and Kelsey Hyland, husband and wife

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 Unit 40 together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 505 Snyder Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200916-0105883 being shown on Plat attached thereto as Exhibit "B" and as revised by Instrument No. 20210114-0006405, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jimmy D. Byford and wife, Janette Byford by Warranty deed from Joyce F. Cole of record in Book 9474, page 815 Register's Office for Davidson County , Tennessee, dated September 21, 1994 and recorded on September 26, 1994. (Value or consideration as shown in aforementioned deed $31,000.00.)

Being a portion of the same property conveyed to Neal & Jennifer Meledandri by Quitclaim deed from Jimmy & Janette Byford of record in Instrument No. 20160726-0076382, corrected by Corrective Quitclaim Deed of record in Instrument No. 20190918-0094744, Register's Office for Davidson County, Tennessee, dated July 06, 2016 and recorded on July 26, 2016. (Value of consideration shown in aforementioned deed $20,000.00.)

Being a portion of the same property conveyed to Michaels Real Estate, LLC, a Tennessee limited liability company by Warranty deed from Neal Meledandri and Jennifer Meledandri, husband and wife of record in Instrument No. 20200730-0083869 Register's Office for Davidson County, Tennessee, dated July 24, 2020 and recorded on July 30, 2020. (Value of consideration shown in aforementioned deed $185,250.00.)

Being a portion of the same property conveyed to L.A.N.D. Group, LLC, a Tennessee limited liability company by Warranty deed from Michaels Real Estate, LLC, a Tennessee limited liability company of record in Instrument No. 20200915-0105419 Register's Office for Davidson County, Tennessee, dated September 11, 2020 and recorded on September 15, 2020. (Value or consideration as shown in aforementioned deed $270,000.00.)

Being the same property conveyed to Amanda George and George Rakees George a married couple by Warranty deed from L.A.N.D. Group, LLC, a Tennessee limited liability company of record in Instrument No. 20210907-0119527 Register's Office for Davidson County, Tennessee, dated August 31, 2021 and recorded on September 07, 2021. (Value of consideration shown in aforementioned deed $555,500.00.)

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 40 Twin Street Nashville, TN 37209

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 March 2, 2022.

George Rakees George

George Rakees George

Amanda George

Amanda George

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, George Rakees George and Amanda George, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 2, 2022.

Notary Public

KRISTY T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

My Commission Expires: _____

File #: 2022-3156

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027