Karen Johnson Davidson County
Batch# 822706 DEEDWARR
03/15/2022 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220315-0030168

WARRANTY DEED

Amelia Swanson
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES: 4/24/23

(AFFIX SEAL)

MST 2022-0190

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
Steven Jeffrey Love and Deborah Ann Love	Steven Jeffrey Love Deborah Ann Love	142-01-0A-024.00-CO
(NAME)	(NAME)	
8207 Sawyer Brown Road D-6	8207 Sawyer Brown Rd # D-6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, **Hearth Group Holdings, LLC, a,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Jeffrey Love and Deborah Ann Love, and Katelyn Ann Love,** _____, 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 Unit No. D-6, together with the carport designated as No. D-6-C, on the Horizontal Property Regime for River Plantation, Section One, a Condominium, as recorded in the Master Deed of record in Book 4562, page 474, Supplement and Amendment of record in Instrument 20051020-0126564, Second Amendment of record in Instrument No. 20140219-0014288, and as shown on the Plat of record in Plat Book 4460, page 59, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Bobby N. Jones and Barbara E. Jones, husband and wife by Warranty deed from Kathleen Armstrong a/k/a Kathleen J. Scott, and Leslie J. Armstrong, wife and husband of record in Instrument No. 20141205-0111815 Register's Office for Davidson County, Tennessee, dated December 04, 2014 and recorded on December 05, 2014.

Being the same property conveyed to Hearth Group Holdings LLC, a Tennessee limited liability company by Warranty deed from Bobby N. Jones and Barbara E. Jones, husband and wife of record in Instrument No. 20211028-0145116 Register's Office for Davidson County, Tennessee, dated October 22, 2021 and recorded on October 28, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on Plat recorded in Book 4460, page 59 and Boundary Plat in Book 4460, page 18. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4562, page 474; and amended in Instrument No. 20051020-0126564 and Instrument No. 20140219-0014288, Register's Office for Davidson County, Tennessee. Charter of record in Instrument No. 20050818-0098515, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sewer Line of record in Book 7598, Page 753, in the Register's Office for Davidson County, Tennessee. Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 8207 Sawyer Brown Road D-6, Nashville, TN 37221
(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 4th DAY OF March, 2022.

Hearth Group Holdings, LLC, a Tennessee Limited liability company

BY: _____
Lance Ballard, Member

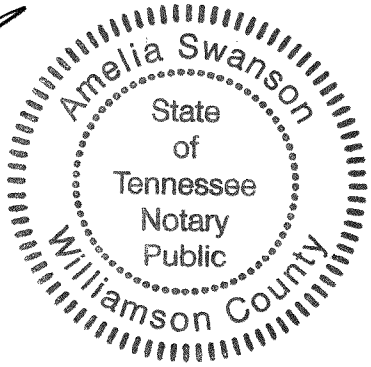
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lance Ballard, 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 Member 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 4th day of March, 2021.

_____
Notary Public

My commission expires: 4/24/2023



Tennessee Certification of Electronic Document

I, Jessica Gebhart, 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 3/4/2022 (date of document).

Jessica Gebhart
Affiant Signature

3/8/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 03/07/2023

NOTARY'S SEAL

