THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239491** Karen Johnson Davidson County Batch# 822937 DEEDWARR 03/16/2022 10:29:35 AM 2 pgs Fees: $13.00 Taxes: $1,369.00 20220316-0030567	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ WILSON) The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. Janel Johnson Affiant Subscribed and sworn to before me, this 11th day of March, 2022. Notary Public My Commission Expires: _____ MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

WARRANTY DEED

Address New Owner: Hidden Trail Properties, LLC 4825 Trousdale Dr, Ste 231 Nashville, TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-04-0-154.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jamie Brooke Pendergrass and Clinton Paul Ryan, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Hidden Trail Properties, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 10, as shown on the map entitled Rosedale Subdivision, of record in Plat Book 547, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMIE BROOKE PENDERGRASS and CLINTON PAUL RYAN, HUSBAND AND WIFE, by deed from STEVEN ALEX CRAWFORD AND EMILY DALE, HUSBAND AND WIFE AND STEVEN L. CRAWFORD, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of record in Instrument No. 20191119-0119305 , dated November 12, 2019 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 118-04-0-154.00.

Matters shown on the Plan of record in Plat Book 547, page 45, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8371, page 335, said Register's Office.

This is improved property located at 2204 Winford Avenue Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of March, 2022.

Jamie Brooke Pendergrass

Clinton Paul Ryan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jamie Brooke Pendergrass and Clinton Paul Ryan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2022.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 8TH, 2025