Karen Johnson Davidson County
Batch# 833780 DEEDWARR
04/04/2022 09:50:23 AM 2 pgs
Fees: $13.00 Taxes: $8,896.10
20220404-0038484

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,404,350.58.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2022.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3810 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4342-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Haimish House Trust	NEW OWNER	11515004500
(NAME)	(NAME)	
405 Brook Hollow Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Million Four Hundred Four Thousand Three Hundred Fifty And 58/100 Dollars ($2,404,350.58), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, 405 BROOK HOLLOW ROAD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAILA VILLALOBOS, TRUSTEE OF THE HAIMISH HOUSE TRUST U/A/D APRIL 12, 2021, HEREINAFTER CALLED THE GRANTEE, HER SUCCESSORS 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. 121 on the Plan of West Meade Farms, Inc., Section "F" of record in Plat Book 1835, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 121 fronts 185.6 feet on the Southwesterly margin of Brook Hollow Road and extends back 293.1 feet on the Northwesterly line and 181.3 feet on the Southwesterly line to a dead line in the rear, measuring 193.6 feet thereon.

Being the same property conveyed to 405 Brook Hollow Road, LLC, a Tennessee Limited Liability Company by Warranty deed from Wayne P. Edwards and wife, Kathleen A. Callaghan of record in Instrument No. 20201007-0116154 Register's Office for Davidson County, Tennessee, dated October 05, 2020 and recorded on October 07, 2020.

unimproved ☐
This is improved ☒ property, known as 405 Brook Hollow Road, Nashville, TN 37205
(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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 Grantor's hand this 31 day of March, 2022.

405 Brook Hollow Road, LLC.

BY: _____
Billy Frank, Chief Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Billy Frank**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of **405 Brook Hollow, LLC**, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal this the 31 day of March, 2022.

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09/02/2024

_____
Notary Public

My Commission Expires: 9/2/24