WARRANTY DEED

Karen Johnson Davidson County
Batch# 843200 DEEDWARR
04/20/2022 01:06:19 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20220420-0045846

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of April, 2022.

Notary Public

My commission expires: 3/3/23
(AFFIX SEAL)

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Hidden Trail Properties, LLC, a Tennessee limited liability company	Hidden Trail Properties, LLC, a Tennessee limited liability company	Map 092-13-0 Parcel 091 Map 092-13-0 Parcel 092
4825 Trousdale Drive, Ste 231	4825 Trousdale Drive, Ste 231	
Nashville, TN 37220	Nashville, TN 37220	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sara Rosson aka Sara L. Rosson, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hidden Trail Properties, LLC, a Tennessee limited liability company

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:

TRACT I:
Land in Davidson County, Tennessee, being the Southerly 75 feet of Lot Nos. 6 and 7, Block 16, on the Plan of Charlotte Park, 2nd Addition to Nashville, as shown of record in Plat Book 57, Pages 160 and 161, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 6 and 7 front together 100 feet on the Northerly margin of Elkins Avenue, formerly Second Ave., and extends back between parallel lines, along the Easterly margin of 35th Avenue North, formerly Woodfin Street 75 feet.

Being the same property conveyed to Sara L. Rosson, by Deed dated November 20, 2015 from Steven A. DeSoto and Stacy Ann DeSoto, husband and wife,, of record in Instrument No. 20151123-0118423, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being the north 75 feet of Lot Nos. 6 and 7 of Block 16 on the Map of Charlotte Park, 2nd Addition to Nashville, of record in Book 57, Pages 160 and 161, Register's Office for Davidson County, Tennessee.

Said northerly 75 feet of Lot Nos. 6 and 7 front together 75 feet on the easterly side of 35th Avenue North, formerly Woodfin, and runs back between parallel lines with the south side of an alley 100 feet.

Being the same property conveyed to Sara Rosson, a married woman, by Deed dated July 6, 2016 from Stacy Waugh and Ponzetta Summers-Waugh, husband and wife, of record in Instrument No. 20160707-0069315, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor or her spouse.

Conveyance of the above described property is subject to the following: 1) TRACT I and II: The Plan of record in Book 57, Pages 160 and 161, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) TRACT II: Subject to Sewer Easement of record in Book 2400, Page 595, Register's Office of Davidson County, Tennessee. 2) TRACT I and II: Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **3408 Elkins Ave. & 318 35th Ave. N., 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 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 14th day of **April, 2022.**

Sara Rosson aka Sara L. Rosson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sara Rosson aka Sara L. Rosson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of **April, 2022.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 12/16/24