NEW OWNER:
HIDDEN TRAIL PROPERTIES, LLC
4825 TROUSDALE DR, STE, 231
NASHVILLE, TN 37220

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 22-0178

Map & Parcel
105110004.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 843201 DEEDWARR
04/20/2022 01:13:33 PM 3 pgs
Fees: $18.00 Taxes: $1,872.20

20220420-0045849

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Six Thousand and 00/100 Dollars ($506,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **THOMAS O. ELLIOTT, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 4 on the Map showing a division into 11 lots of Lot Nos. 17, 18, and 19, on the Plan of John B. Williams' Addition, of record in Plat Book 161, Page 70, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property, said Kelley Subdivision not being of record and described according to a copy of survey thereof made by W.A. Blanchard, Civil Engineer, August 19, 1968, as follows:

Said Lot No. 4 fronts 50 feet on the north side of Southgate Avenue and runs back between parallel lines, parallel to and 129 feet west of the westerly margin of Martin Street, 153 feet to a dead line.

Being the same property conveyed to THOMAS O. ELLIOTT, unmarried, by Warranty Deed from Elizabeth C. Walker, unmarried, dated July 11, 2018, and of record in Instrument No. 20180713-0067780, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **616 SOUTHGATE AVENUE, NASHVILLE, TN 37203**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 161, Page 70, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 15th day of April, 2022.

THOMAS O. ELLIOTT

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **THOMAS O. ELLIOTT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of April, 2022.

NOTARY PUBLIC

My commission expires: April 21, 2022

JASON LEGASPI
Notary Public - California
San Joaquin County
Commission # 2235692
My Comm. Expires Apr 21, 2022

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The actual consideration or value, whichever is greater, for this transfer is **$506,000.00**.

AFFIANT

Sworn to and subscribed to before me this 15th day of April, 2022.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026