Karen Johnson Davidson County
Batch# 862166 DEEDWARR
05/25/2022 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,161.80
20220525-0060442

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $314,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of May, 2022.

Notary Public

My commission expires: 9-6-22

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Will Hellmich and Nicole Bradshaw	New Owner	**108-08-0-215.00**
3210 Cedar Ridge Rd		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Agape Favor, LLC, a Tennessee limited liability company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Nicole Bradshaw and Will Hellmich, wife and husband

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 196B on the Plan of Zone Lot Division, Lots 196 and 197, Section 2, Larchwood Subdivision of record in Plat Book 5800, Page 258 (which amended Plat Book 5200, Pages 207 and 208), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Agape Favor, LLC, a Tennessee Limited Liability Company by Warranty deed from Paul E. Ingle, single man of record in Instrument No. 20211202-0159791 Register's Office for Davidson County, Tennessee.

This is improved property known as **3210 Cedar Ridge Rd, Nashville, TN 37214.**

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TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of May, 2022.

Agape Favor, LLC, a Tennessee limited liability company

By: _____
Josh Cook, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Josh Cook, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Agape Favor, LLC, a Tennessee limited liability company, the within named bargainor, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand and official seal this ~~26th~~ 18th day of May, 2022.

_____
Notary Public
My Commission Expires: 12-02-25

Whitney McElroy
State of Tennessee Notary Public
Williamson County

Lenders Title Company File No. 22-000578-524

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Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-18-22.

Affiant Signature

5-19-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 19 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202205250060442