Karen Johnson Davidson County
Batch# 863218 DEEDWARR
05/26/2022 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20220526-0061509

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Lynne Jervis
Affiant

Subscribed and sworn to before me this 23rd day of May, 2022.

Notary Public
My Commission Expires: 8/19/2

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

File No.: 2022-344

Address of New Owner:	Send Tax Bills to:	Tax Information:
HR Properties of Tennessee		
4219 Hillsboro Pike Ste 330	New Owner	129-04-0-049.00
Nashville, Tn 37215		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Susan Ostrowski, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

HR Properties of Tennessee, a Tennessee general partnership

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of The Bransford Realty Company's Subdivision of a part of Lot No. 10 West Meade Subdivision, as of record in Plat Book 547, Page 142, 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 part of Lot No. 6 fronts 331.3 feet on the Easterly side of Haverford Avenue and runs back 251 feet

on the Southerly lot line and 153.10 feet on the Easterly lot line to a point of intersection.

Being the same property conveyed to Susan Ostrowski, unmarried by Warranty deed from Diana T. Wilker, married, fka Diana T. Alden of record in Instrument No. 20200812-0089936 Register's Office for Davidson County, Tennessee, dated August 10, 2020 and recorded on August 12, 2020

This conveyance is subject to any and all restrictions and easements of record and including:

1. Matters shown on the Plan of record in Book 547, page 142, Register's Office for Davidson County, Tennessee.
2. Declaration of Restrictive Covenants of record as Instrument No. 20200710-0075166, Register's Office for Davidson County, Tennessee.

This is __X__ improved _____unimproved property and the address of the herein described property is believed to be 207 Haverford Avenue, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs 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 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 hands this 23rd day of May, 2022.

Susan Ostrowski

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Susan Ostrowski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 23rd day of May, 2022.

Notary Public at Large

My Commission Expires: 2/20/2023

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Wesley D. Turner, 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 true and exact copy of the original document executed and authenticated according to law on May 23, 2022.

Affiant Signature

Date: May 23, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd of May, 2022

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

