Karen Johnson Davidson County
Batch# 864623 DEEDWARR
05/31/2022 09:31:59 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20220531-0062280

Prepared by and return to:

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

STATE OF Florida
COUNTY OF Orange

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

EDDIE NORMAN NARVAEZ
Notary Public - State of Florida
Commission # HH 108589
My Comm. Expires Mar 30, 2025
Bonded through National Notary Assn.

Subscribed and sworn to before me this 27th day of May, 2022.

Notary Public - Eddie Norman Narvaez
My Commission Expires:
March 30, 2025

File No.: 2022-360

Address of New Owner:	Send Tax Bills to:	Tax Information:
Preston Walter Rose	New Owner	
4822 Hopedale Dr	←	147-04-0-012.00
Nashville, Tn 37211		

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

Scott Steven Denton and Jenna Kate Tranter, husband and wife

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

Preston Walter Rose

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

Land in Davidson County, Tennessee, being lot No. 51 on the plan of Beverly Heights,Section Two, as of record in Book 2331, page 42, Register's Office for said County.

Said lot No. 51 fronts 70 feet on the Easterly side of Hopedale Drive and extends backbetween lines 203.2 feet on the Northerly line and 199.7 feet on the Southerly line to a dead line in the rear measuring 69.4 feet thereon.

Being the same property conveyed to Scott Steven Denton and Jenna Kate Tranter by Warranty deed from Revision Homes LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220119-0007221 Register's Office for Davidson County, Tennessee, dated January 18, 2022 and recorded on January 19, 2022.

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

This is _X___ improved _____unimproved property and the address of the herein described property is believed to be 4822 Hopedale Drive, Nashville, TN 37211, 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 26th day of May, 2022.

Scott Steven Denton

Jenna Kate Tranter

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Scott Steven Denton and Jenna Kate Tranter, 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 9:30 am, _____ this 26th day of May, 2022.

Notary Public at Large
Eddie Norman Narvaez

My Commission Expires: March 30th 25.

EDDIE NORMAN NARVAEZ
Notary Public - State of Florida
Commission # HH 108589
My Comm. Expires Mar 30, 2025
Bonded through National Notary Assn.