NEW OWNER:
ERIC ZIEGLER
716 SOUTH 13TH STREET A
NASHVILLE, TN 37206

SEND TAX BILLS TO:
Legacy Home Loans LLC
1036 Stearman Drive
Suite 6
White House, TN 37188

Map & Parcel
094-01-0J-001.00CO

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 22-0877

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 871408 DEEDWARR
06/14/2022 12:32:30 PM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20220614-0067676

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty-Five Thousand and 00/100 Dollars ($355,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ERIC ZIEGLER, an unmarried man,** ("Grantee"), his heirs 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 Unit A, as established by Declaration of Covenants, Conditions, and Restrictions for Sevensixteen South Thirteenth Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210901-0117932, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relaying to the units, property co-owners and tenants of Sevensixteen South Thirteenth Street, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210901-0117932, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being a portion of the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a TN limited liability company, by Warranty Deed

record in Instrument No. 20210505-0059996, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **716 SOUTH 13TH STREET A, NASHVILLE, TN 37206**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs 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 Instrument No. 20210901-0117932, 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.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 1st day of June, 2022.

HIDDEN TRAIL PROPERTIES, LLC

By: _____
JANE MCKINNIS
Its: SPECIAL MEMBER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JANE MCKINNIS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the **SPECIAL MEMBER** of **HIDDEN TRAIL PROPERTIES, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing her name as such authorized member.

WITNESS my hand and official seal at office this 1st day of June, 2022.

_____
NOTARY PUBLIC

My commission expires: _____

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

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The actual consideration or value, whichever is greater, for this transfer is **$355,000.00.**

Carmen Coats
AFFIANT

Sworn to and subscribed to before me this 1st day of June, 2022.

Eliza Whitfield
NOTARY PUBLIC

My commission expires: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 06/08/2022 ____ (date of document).

Affiant Signature

06/08/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025