Name and Address of New Owner:
2556 Hibbitts Road, LLC
932B Cahal Ave
Nashville, TN 37206

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC
110 30th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 871667 DEEDWARR
06/15/2022 09:43:33 AM 2 pgs
Fees: $13.00 Taxes: $1,620.60
20220615-0068184

Map & Parcel No: 095-08-0-137-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Derrick Minyard and Rachel Minyard, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **2556 Hibbitts Road, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Woodberry Park, of record in Book 2133, pages 117, 118 and 119, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Derrick Minyard and Rachel Minyard, husband and wife, by Warranty Deed from D. Jacqueline Edwards, an unmarried woman, of record in Instrument No. 20200421-0041509 Register's Office for Davidson County, Tennessee, dated April 17, 2020 and recorded on April 21, 2020. (Value of consideration shown in aforementioned deed $242,500.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of June, 2022.

_____(SEAL)
Derrick Minyard

_____(SEAL)
Rachel Minyard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Derrick Minyard and Rachel Minyard, 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 foregoing instrument for the purposes therein contained.

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Witness my hand and seal this 14th day of June, 2022.

_____
Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $438,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
14th day of June, 2022.

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/6/24

File No. EC-22-35