Return to:
Rudy Title and Escrow, LLC
3012 21st Avenue South
Nashville, TN 37212
FILE #: W-VRES-22-3613

Karen Johnson Davidson County
Batch# 885039 DEEDWARR
07/06/2022 12:32:49 PM 2 pgs
Fees: $13.00 Taxes: $1,291.30
20220706-0077906

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $349,000.00. Affiant Subscribed and sworn to before me, this the 29th day of June, 2022. Notary Public My commission expires: 5/5/25

ASHLEIGH JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cameron Colvard and Chloe Gay	New Owner(s)	069-16-0A-007.00-CO
3613 Hydes Ferry Road		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HYDES FERRY VENTURE 3, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAMERON COLVARD, A SINGLE MAN AND CHLOE GAY, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 1 as established on the Plan of Private Element Plat of Hydes Ferry Venture Townhomes as shown on and established by the Declaration of Covenants, Conditions and Restrictions of the Hydes Ferry Venture Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171120-0119143, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description.

Being a portion of the same property conveyed to Hydes Ferry Venture, LLC, a Tennessee Limited Liability Company by Warranty deed from Brandon Mark Driver and Brigitte Nicole Brantley and Kristie Driver of record in Instrument No. 20180614-0057462 Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on June 14, 2018 and corrected by Scrivener's Affidavit of record in Instrument No. 20200212-0015939.

Being a portion of the same property conveyed to Hydes Ferry Venture 2, LLC, a Tennessee limited liability company by Quitclaim deed from Hydes Ferry Venture, LLC, a Tennessee limited liability company of record in Instrument No. 20211202-0160052 Register's Office for Davidson County, Tennessee, dated November 21, 2021 and recorded on December 02, 2021. Being also known as 3613 Hydes Ferry Road Nashville, TN 37218.

Being a portion of the same property conveyed to Hydes Ferry Venture 3, LLC, a Tennessee limited liability company by Quitclaim deed from Hydes Ferry Venture 2, LLC, a Tennessee limited liability company of record in Instrument No. 20220512-0054868 Register's Office for Davidson County, Tennessee, dated May 4, 2022, and recorded on May 12, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3613 Hydes Ferry Road, Nashville, TN 37218, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of June, 2022.

Hydes Ferry Venture 3, LLC,
a Tennessee Limited Liability Company

By: _____
Steven T. Morris, Authorized Agent

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 Steven T. Morris, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Hydes Ferry Venture 3, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of June, 2022.

_____
Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025