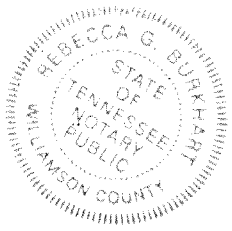
Karen Johnson Davidson County
Batch# 885526 DEEDWARR
07/07/2022 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20220707-0078619

Warranty Deed



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $429.000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of July, 2022.

Notary Public

My commission expires: 5-26-2024

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:
Brett Dayen	New Owner(s)	069-16-0A-003.00-CO
3617 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 III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRETT DAYEN, UMARRIED**,,,, 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 3, together with common areas, Hydes Ferry Venture Townhomes, as shown on the Plat attached as Exhibit B in the Declaration of Covenants, Conditions, and Restrictions for Ilydes Ferry Venture Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171120-0119143 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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, as Corrected by Scriveners Affidavit recorded on February 12, 2020 and recorded 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. 20211124-0156120 Register's Office for Davidson County, Tennessee, dated November 22, 2021 and recorded on November 24, 2021.

Being part 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, dated 05/04/2022 and recorded 05/12/2022, of record in Instrument 20220512-0054868, Register's Office for Davidson County, Tennessee.

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 3617 Hydes Ferry Road Lot 3, 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 5th day of July, 2022.

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

By: _____
J. Brandon Miller, 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 J. Brandon Miller, 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 III, 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 5th day of July, 2022.

_____
Notary Public

My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 July 5, 2022.

Affiant
Date: July 7, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of July 2022.

Notary Public

My Commission Expires: 1/31/24

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON