Karen Johnson Davidson County
Batch# 923857 DEEDWARR
09/30/2022 11:40:59 AM 2 pgs
Fees: $13.00 Taxes: $266.40
20220930-0108100

Warranty Deed

LAUREN REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $72,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of September, 2022. Notary Public My commission expires:

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:
Michael D. Barnes	New Owner(s)	069-16-0A-006-00
107 Avondale Access Rd		
Hendersonville, TN 37075		

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 4, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL D. BARNES**, married, 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 6, 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 Hydes Ferry Venture Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171120-0119143, and corrected by Affidavit of Scrivener's Error of record in Instrument No. 20220215-0017654, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

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 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 Scrivener's Affidavit Recorded on February 12, 2020 Instrument No. 20200212-0015939.

Being the same property conveyed to Hydes Ferry Venture 4, LLC, A Tennessee Limited Liability Company by Quitclaim Deed from Hydes Ferry Venture, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220316-0030778, Register's Office for Davidson County, Tennessee, dated March 3, 2022 and recorded on March 16, 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 3623 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 23rd day of September, 2022.

Hydes Ferry Venture 4, LLC,
a Tennessee Limited Liability Company

By: _____
Frank Santas, 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 Frank Santas, 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 4, 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 22nd day of September, 2022.

_____
Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025