Return to:
Reedy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: 041-FH22116-02

Karen Johnson Davidson County
Batch# 927094 DEEDWARR
10/07/2022 03:27:55 PM 2 pgs
Fees: $13.00 Taxes: $1,187.70
20221007-0110872

Prepared By ~~& Return To:~~
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4501

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2022

Notary Public

Commission Expires: 05/05/2025

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Fisher C. Dezevallos 141 Jefferson Square Franklin, TN 37064	NEW OWNER	131 02 0A 019.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Charles Aaron, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fisher C. Dezevallos, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. D-2 on the Plat of Hobbs House Condominium Apartments, of record in Book 4595, Page 74, and amended in Book 5200, Page 54, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed by Special Warranty Deed from Amsouth Bank, formerly known as First American Bank to Charles Aaron, an unmarried man, recorded May 12, 2004, as Instrument No. 20040512-0054769 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $82,500.00.

BEING the same property conveyed by Quit Claim Deed from Charles Aaron, an unmarried man to Charles Aaron and Lewis Miller Aaron, as joint tenants with rights of survivorship, recorded June 29, 2021, as Instrument No. 20210629-0088155 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

BEING the same property conveyed by Quit Claim Deed from Charles Aaron and Lewis Miller Aaron to Charles Aaron, an umarried man , recorded / / , as Instrument No. 20221007-0110871 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2116 Hobbs Road, D-2, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of September, 2022.

Charles Aaron

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of September, 2022, before me personally appeared Charles Aaron, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2022.

Notary Signature
My commission expires: 5.23.23

