# WARRANTY DEED

Karen Johnson Davidson County
Batch# 933549 DEEDWARR
10/25/2022 10:45:37 AM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20221025-0115616

W-TWG-22-4104

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Joshua Hefner and Lana Hefner** | **Churchill Mortgage Corporation** | |
| (NAME) | (NAME) | **061-16-0-109.00** |
| **4104 Addine Street** | **1749 Mallory lane, Suite 100** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | **Brentwood, TN 37027** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TYNELEA PARTNERS GP, A TENNESSEE PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA HEFNER AND LANA HEFNER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the North part of Lot No. 53 in the Kennedy and Graves' Subdivision of Blocks "C" and "D" in Monte Vista, as of record in Book 843, Page 14, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron stake, the Northwest corner of Lot No. 53; thence with the Northerly line of said Lot No. 53, 90 feet to an iron pipe at an angle in said North line, continuing with said North line of Lot No. 53, 20 feet to an iron pin, the Northeast corner of Lot No. 53; thence with the East line of said Lot Southwardly 62.5 feet to an iron stake in said East line; thence Westwardly 109 feet to a stake in the West line of Lot No. 53; thence with the West line of Lot No. 53 Northwardly 71 feet to the beginning.

INCLUDED in this description is a strip 13 feet wide along the West line of Lot No. 53, dedicated to the use of a public road, also a perpetual easement for a roadway in the following described property, to-wit:

Beginning at a stake and iron pin in the West property line of Lot No. 53 (Kennedy and Graves' Subdivision of Blocks "C" and "D" in Monte Vista), and the North margin of McAlpine Avenue 20 feet North of the Southwest corner of Lot No. 53; thence with said West of Lot No. 53, 368.5 feet to an iron pipe at the Northwest corner of Lot No. 53; thence with the North line of Lot No. 53 Eastwardly 13 feet to a point, thence Southwardly and parallel with the West line of Lot No. 53, 368.5 feet, more or less, to the North margin of McAlpine Avenue; thence with the North margin of said McAlpine Avenue, Westwardly 13 feet to the beginning, to be used as a roadway.

Being a part of the property conveyed to Tynelea Partners GP, a Tennessee partnership, by Warranty Deed from Deborah S. Kunik, unmarried, dated January 26, 2021 and recorded January 26, 2021 in Instrument No. 20210126-0011636, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Book 843, Page 14, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4717, Page 393, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4104 Addine Street, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 21st DAY OF OCTOBER, 2022.

Tynelea Partners GP, a Tennessee partnership

BY:_____
Thomas W. Smith, II
Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared THOMAS W. SMITH, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED PARTNER of TYNELEA PARTNERS GP, A TENNESSEE PARTNERSHIP, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED PARTNER.

Witness my hand and official seal, this the 21st of October, 2022.

Notary Public
My Commission Expires:
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212