Karen Johnson Davidson County
Batch# 936932 DEEDWARR
11/02/2022 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,557.70
20221102-0118375

# Warranty Deed

| | |
|---|---|
| Jill Neely STATE OF TENNESSEE NOTARY PUBLIC County of Davidson | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $421,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 28th day of October, 2022.<br><br>Notary Public<br><br>My commission expires: 01-06-2025 |

**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: |
|---|---|---|
| Patrick Turner Abele | Same Owner<br>New Owner(s) | 069-16-0A-008.00-CO |
| 3627 Hydes Ferry Road | 55 Riley Curve | |
| Nashville, TN 37218 | Chanhassen, MN 55317 | |

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 5, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK TURNER ABELE, AN UNMARRIED MAN,** 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 8, 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 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 and corrected by Scrivener's Affidavit Recorded on February 12, 2020 Instrument No. 20200212-0015939.

Being the same property conveyed to Hydes Ferry Venture 5, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Hydes Ferry Venture, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220316-0030784, Register's Office for Davidson County, Tennessee, dated March 3, 2022 and recorded on March 16, 2022.

Being also known as 3627 Hydes Ferry Road, Nashville, Tennessee 37218.

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 3627 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 28th day of October, 2022.

**Hydes Ferry Venture 5, 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, 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 5, 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 28th day of October, 2022.

_____
Notary Public

My Commission Expires: 10/31/2022

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a licensed attorney and/or the 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 _____.

Date

Jill M Neely

Affiant Signature

_____

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this _____ day of _____ _____, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)