Karen Johnson Davidson County
Batch# 963357 DEEDWARR
01/23/2023 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $9,990.00
20230123-0005062

WARRANTY DEED

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

G-SR-22-1818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/26 (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)
Alexander John Qatsha, III and Tara Leigh Qatsha	Same as owner	
(NAME)	(NAME)	**117-04-0-222.00**
1818 Cedar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **HYDE CONSTRUCTION GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDER JOHN QATSHA, III AND TARA LEIGH QATSHA, 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 part of Lot No. 1 in the plan of A.B. Montgomery Lands, which plan is recorded in Plan Book No. 1, page 22, Chancery Court at Nashville and more particularly described as follows:

Beginning at the northeast corner of Cedar Lane, extended, and Battery Place, being 630 feet westerly from the southwest corner of Lot No. 79 on the Map of Belmont Terrace as of record in Plat Book 421, page 101, Register's Office for said County, running thence with the northerly margin of Cedar Lane, extended, easterly 89 feet, thence at right angles, northerly and parallel with the easterly margin of Battery Place, 165 feet, thence westerly, parallel with the northerly margin of said Lane, 89 feet to the easterly margin of Battery Place, thence southerly with the easterly margin of said Place, 165 feet to the beginning.

Being the same property conveyed to Hyde Construction Group, LLC, a Tennessee limited liability company by Warranty Deed from Tessa J. Majors, Executrix of the Estate of Barbara C. Bowen, deceased, of record in Instrument No. 20201015-0120108, Register's Office for Davidson County, Tennessee, dated October 09, 2020 and recorded on October 15, 2020.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 22, Chancery Court at Nashville, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1818 Cedar Lane, Nashville, Tennessee 37212**.

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 20th DAY OF JANUARY, 2023.

Hyde Construction Group, LLC, a Tennessee limited liability company

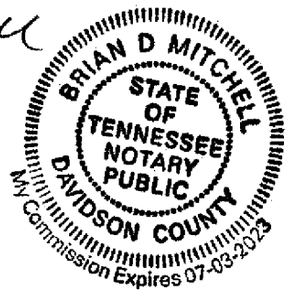
BY: _____
Phil Hyde
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHIL HYDE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of HYDE CONSTRUCTION GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of January, 2023.

_____
Notary Public
My Commission Expires: 7/3/23
(SEAL)



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

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 January 20, 2023.

Signature
Date: January 20, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 20th day of January, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025