Karen Johnson Davidson County
Batch# 964221 DEEDWARR
01/25/2023 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20230125-0005702

WARRANTY DEED

KAYLIE JOINER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00

Chelsea Stiles
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/24/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES April 17, 2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4588

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Passive Income Partners LLC	Passive Income Partners	075-10-0-030.00
8403 Terry Lane	11807 Allisonville Rd #683	
Hermitage, TN 37076	Fishers, IN 46038	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Bradford S. Fakes, a single man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Passive Income Partners, LLC, an Indiana Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 229 on the Plan of Hermitage Estates Subdivision, of record in Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wallace A. Workman and Starr F. Workman, by deed dated 03/29/1965, and recorded 03/30/1965, from A.H. Johnson and Malvin Johnson, of record in Book 3875, Page 287, and being further conveyed to Starr Fakes, formerly Starr F. Workman, by deed dated 11/04/1971 and recorded 11/05/1971, from Wallace Albert Workman and Starr Fakes Workman, of record in Book 4551, Page 120, and being further conveyed to Bradford S. Fakes, by deed dated 02/01/2017 and recorded 02/07/2017, from Starr Fakes, of record in Instrument Number 201702070012990, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 8403 Terry Lane Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on January 24, 2023.

Bradford S. Fakes

BRADFORD S. FAKES

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Bradford S .Fakes, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this January 24, 2023.

Chelsea Shores

Notary Public

My Commission Expires: 11/28/2026



File #: 2022-4588

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 24, 2023.

J. Carlton Drumwright

January 24, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 24, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY