NEW OWNER:
KRISTY OFFITT
1255 2ND AVENUE SOUTH
NASHVILLE, TN 37210

SEND TAX BILLS TO:
ROCKET MORTGAGE, LLC
P.O. BOX 202070
FLORENCE, SC 29502

Map & Parcel
105030269.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 23-0163

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 979133 **DEEDWARR**
03/10/2023 08:40:14 AM 3 pgs
Fees: $18.00 Taxes: $3,829.50
20230310-0017272

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Thirty-Five Thousand and 00/100 Dollars ($1,035,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KRISTY OFFITT, a single woman,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being located at 1255 2nd Avenue South, being 30 X 136, Field Book No. 15W 2675, Map 105-3, Parcel 269, of record in the Tax Assessor's Office for Davidson County, Tennessee.

Being part of Lot No. 29, in John Nelson's Plan of Lots recorded in Book 2, Pages 182 and 183 (previously incorrectly referenced as Book No. 21, Page 182), R.O.D.C. Said lot fronts Thirty (30) feet on the West side of Market Street, now Second Ave. South, and runs back between parallel lines One Hundred, Thirty Six (136) feet, more or less, to an alley.

Being the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company, by Warranty Deed from JUDY CUNNINGHAM, f/k/a Judy Cunningham-Burt, dated August 25, 2021, and of record in Instrument No. 20210826-0115414, as corrected by Scrivener's Affidavit, of record in Instrument No. 20221027-0116214, Register's Office for DAVIDSON County, Tennessee..

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1255 2ND AVENUE SOUTH, NASHVILLE, TN 37210**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 6th day of March, 2023.

HIDDEN TRAIL PROPERTIES, LLC

By: Jane McKinnis
JANE MCKINNIS
Its: SPECIAL MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JANE MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **SPECIAL MEMBER** of **HIDDEN TRAIL PROPERTIES, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 6th day of March, 2023.

Janel L Johnson
NOTARY PUBLIC

My commission expires: 3/8/23

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$1,035,000.00.**

AFFIANT

Sworn to and subscribed to before me this 6th day of March, 2023.

NOTARY PUBLIC

My commission expires: 