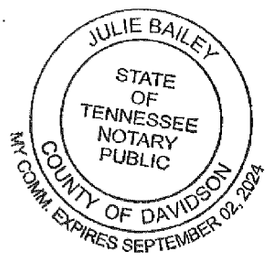
Karen Johnson Davidson County
Batch# 999772 DEEDWARR
05/05/2023 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20230505-0033438

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $730000.00. Affiant Subscribed and sworn to before me, this the 4th day of May, 2023. Notary Public My commission expires: 9-2-2024

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:
Michael J. Hinds Jennifer Hinds	SWBC Mortgage Corp.	093-11-0H-18.00-CO
1004A Southside Avenue	9311 San Pedro #100	
Nashville, TN 37203	San Antonio, TX 78216	

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, **ALEXA RAE ANGLIN AND JOSEPH SCOTT ANGLIN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL J. HINDS AND JENNIFER HINDS, HUSBAND AND WIFE**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 305 of Muse, a Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development, a Horizontal Property Regime, of record in Instrument No.20200123-0008592, as amended in Instrument No. 20211001-0132086, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; with percentage interest in the common elements as set forth in said Declaration.

Being a portion the same property conveyed to The Fuel Tank, LLC, a Tennessee limited liability company by Special Warranty deed from 4 Berrien Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20170918-0095431 Register's Office for Davidson County, Tennessee, dated September 15, 2017, and recorded on September 18, 2017.

Being a portion of the same property conveyed to Muse Nashville, LLC, a Tennessee Limited Liability Company by Quitclaim deed from The Fuel Tank, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191021-0107765 Register's Office for Davidson County, Tennessee, dated October 21, 2019 and recorded on October 21, 2019.

Being the same property conveyed to Alexa Rae Anglin and Joseph Scott Anglin, wife and husband, by Warranty deed from Muse Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20211229-0171229 Register's Office for Davidson County, Tennessee, dated December 28, 2021and recorded on December 29, 2021.

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 65 Lindsley Avenue, Unit 305, Nashville, TN 37210, 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 4th day of May, 2023.

Alexa Rae Anglin

Alexa Rae Anglin

Joseph Scott Anglin

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 Alexa Rae Anglin and Joseph Scott Anglin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of May, 2023.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 May 5, 2023 (date of document).

Affiant Signature

May 5, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023