This instrument prepared by:
Tennessee Nations Title Agency, Inc
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle com

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1005801 **DEEDWARR**
05/22/2023 09 46 22 AM 2 pgs
Fees $13 00 Taxes $2,960 00

20230522-0038162

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $800,000 00

Affiant Signature

Subscribed and sworn to before me on this the 19th Day of May 2023

Notary Public

My Commission expires 03 / 06 / 24

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

NAME AND ADDRESS OF PROPERTY OWNER:
Pete Hatala, Linda Hatala, and Brooke Hatala
423 Saint Francis Ave
Nashville, TN 37205
SEND TAX BILLS TO:
Pete Hatala, Linda Hatala, and Brooke Hatala
423 Saint Francis Ave
Nashville, TN 37205

MAP AND PARCEL NUMBER: 10401047300

WARRANTY DEED
23NT00487

Effective the 19th Day of May, 2023 and for and in Consideration of the sum of $1 00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Kyle Herndon, single man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Brooke Hatala, an unmarried woman, and Linda Hatala and Pete Hatala, wife and husband, joint tenants with rights of survivorship.

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 31 on the Plan of West End Park Terrace of record in Plat Book 547, Page 36, 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 the same property conveyed to Kyle Herndon, single man from Sweet Concepts, LLC, a New Jersey Limited Liability Company, by Warranty Deed dated 08/14/2020 and recorded 08/20/2020 in Instrument No 20200820-0093973, Register's Office for said County

Being the same property conveyed to Sweet Concepts, LLC, a New Jersey Limited Liability Company, by Warranty Deed from Nashvillage, LLC, a Nevada Limited Liability Company, of record in Instrument No 20200512-0049013, in the Register's Office of Davidson County, Tennessee, dated May 05, 2020, and recorded on May 12, 2020

Being part of the same property conveyed to Nashvillage, LLC, by Quit-Claim Deed from Nashvillage, LLC, of record in Instrument No 20181205-0118624, in the Register's Office of Davidson County, Tennessee, dated November 23, 2018, and recorded on December 05, 2018

Being part of the same property conveyed to Nashvillage, LLC, by Warranty Deed from Ronald Shane Coin, of record in Instrument No. 20181019-0103890, in the Register's Office of Davidson County, Tennessee, dated October 05, 2018, and recorded on October 19, 2018

Being part of the same property conveyed to James E Collins and wife, Amanda F Collins, by Warranty Deed from Hemy Allen Mahanke, unmarried, of record in Instrument No 20040806-0095237, in the Register's Office of Davidson County, Tennessee, dated July 27, 2004, and recorded on August 06, 2004

This is an improved property commonly known as 423 Saint Francis Ave, Nashville, TN 37205-2324

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, their heirs and assigns, forever We do covenant with 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 is unencumbered, expect for those matters appearing of record and real property taxes We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 18 day of May, 2023

Kyle Herndon

State of TN
County of Davidson
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kyle Herndon,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained
Witness my hand, at office, this 18 day of May, 2023

Notary Public
My Commission expires 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Catherine Herndon
State of TN
County of Davidson
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Catherine Herndon,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 18 day of May, 2023

Notary Public
My Commission expires 9/2/24

***Catherine Herndon is joining conveyance for purposes of transferring martial* rights**

PATRICK J MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY