Karen Johnson Davidson County
Batch# 1006261 DEEDWARR
05/22/2023 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230522-0038542

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-22-4408

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of May, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Whitney O. Hegedus and Steven M. Hegedus 3500 Robin Road Nashville, TN 37204	New Owner	069-16-0-106.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

HarborView Capital Holdings, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Whitney O. Hegedus and Steven M. Hegedus, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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, described as follows, to-wit:

Being Part of Lot Numbers 14 & 15, on the Plan of Ashton Subdivision, of record in Plat Book 421, Page 19, Register's Office for Davidson County, Tennessee, to which plot reference is hereby made for a more complete description. Said Lots being described as follows:

Beginning at the Northwest intersection of Old Hydes Ferry Pike and Elizabeth Avenue, thence along the Westerly margin of Elizabeth Avenue, Northerly 100 feet to the Southwest of the corner of the property conveyed to Howard Elrod and wife, by deed of record in Book 1041, Page 304, said Register's Office, thence, in a Westerly direction along the Southerly margin of the Elrod Property 155 feet to a point; thence in a Southerly direction 100 feet to a point in the Northerly margin of the Old Hydes Feny Pike, thence, with the Northerly margin of same, Easterly 155 feet to the point of beginning.

Being the same property conveyed to Rose M. Smith and Hollis Smith, husband and wife by Cash deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20040720-0086440 Register's Office for Davidson County, Tennessee, dated July 09, 2004 and recorded on July 20, 2004. (Value or consideration shown in aforementioned deed $30,760.00.)

Being the same property conveyed to Hollis V. Smith and Rose M. Smith, Trustees of the

Hollis and Rose Smith Living Trust dated May 19, 2020 by Quitclaim deed from Rose M. Smith and Hollis Smith, wife and husband of record in Instrument No. 20200625-0068833 Register's Office for Davidson County, Tennessee, dated May 19, 2020 and recorded on June 25, 2020. (Value or consideration shown in aforementioned deed $10.00.)

Being a portion of the same property conveyed to HarborView Capital Holdings, LLC by Warranty deed from Hollis V. Smith and Rose M. Smith, trustee of the Hollis and Rose Smith Living Trust dated May 19, 2020 of record in Instrument No. 20220824-0095486 Register's Office for Davidson County, Tennessee, dated August 17, 2022 and recorded on August 24, 2022. (Value or consideration shown in aforementioned deed $1,200,000.00.) Scrivener's Affidavit recorded March 20, 2023 in Instrument No. 20230320-0019872 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1801 Elizabeth Road, Nashville, TN 37218

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; and we so covenant with 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 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 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.

Dated this the 18 day of May, 2023.

HarborView Capital Holdings LLC, a South Carolina Limited Liability Company

By: _____
Mark Weeks, Authorized Signor

STATE OF South Carolina
COUNTY OF Charleston

Before me, Kimberly Miller **of the state and county mentioned, personally appeared Mark Weeks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor for HarborView Capital Holdings LLC, a South Carolina Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such Mark Weeks as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.**

Witness my hand and seal, at office, this 18 **day of** May **, 2023.**

_____
Notary Signature
My commission expires:_____

KIMBERLY MILLER
NOTARY PUBLIC
My Comm. Exp. 08/02/2032
SOUTH CAROLINA

Certificate of Authenticity

I, Joshua A. Terry, 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 5/18/2023.

Affiant Signature – Joshua A. Terry

5/22/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/22/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON