Karen Johnson Davidson County
Batch# 1022180 DEEDWARR
07/03/2023 10:07:19 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20230703-0050588

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30 day of June, 2023.

(Affix Seal) Notary Public

My Commission Expires: 1/28/2024

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

2023-06-1009

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hidden Valley Homes, LLC 520 Duke Drive Franklin, TN 37067	OWNER	Map/Parcel 131-08-0Z-022.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amber Lane Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Hidden Valley Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its successors and assigns, that 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. 22, on the Final Plat, Monroe Subdivision, of record in Instrument No. 20220815-0092442, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Amber Lane Development, LLC, a Tennessee limited liability company by Special Warranty Deed from Monroe Harding Inc., a Tennessee nonprofit corporation dated December 31, 2019 and recorded January 6, 2020 in Instrument No. 20200106-0001279, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Barlow Builders, LLC, a Tennessee Limited Liability Company by Warranty deed from Amber Lane Development, LLC, a Tennessee limited liability company of record in Instrument No. 20230522-0038186 Register's Office for Davidson County, Tennessee, dated May 19, 2023 and recorded on May 22, 2023.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is unimproved property known as 1373 Duncanwood Court, Nashville, TN 37204 .

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, its successors and assigns forever; and the GRANTOR, does covenant with the said

GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the _____ day of June, 2023:

Amber Lane Development, LLC, a Tennessee Limited Liability Company

By: _____
Jordan Clark, Company Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the state and county mentioned, personally appeared Jordan Clark, Company Representative of Amber Lane Development, LLC, 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 Company Representative of Amber Lane Development, LLC, the within named bargainor, a Limited Liability Company, and that such Jordan Clark, Company Representative of Amber Lane Development, LLC as such Company Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Company Representative.

Witness my hand and seal, this 30 day of June, 2023.

_____
Notary Signature
My commission expires: _____

