Karen Johnson Davidson County
Batch# 1025336 DEEDWARR
07/12/2023 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20230712-0053415

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00.

Kelly Barfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2023.

Eve Osborne
Notary Public

MY COMMISSION EXPIRES: 1/19/2025
(AFFIX SEAL)

EVE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

File No.: 2023-0196

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Brendan Kyle Hatcher	Ameris Bank	09206037300
(NAME)	(NAME)	
715 28th Avenue	1850 Parkway Place Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Twenty-Five Thousand And No/100 Dollars ($925,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MUSICTOWN HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENDAN KYLE HATCHER**, 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 being Lot No. 13, in the L. C. Thuss' Subdivision of a part of the Barrow Lands of record in Book 547, Page 102, of the Register's Office of Davidson County, State of Tennessee.

Being the same property conveyed to Musictown Home, LLC, a Delaware Limited Liability Company, by Warranty Deed from Thomas Jones, married, of record in Instrument No. 20210820-0112827, in the Register's Office of Davidson County, Tennessee, dated August 18, 2021 and recorded on August 20, 2021.

unimproved ☐
This is improved ☒ property, known as 715 28th Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 successors 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.

Witness our hands this 7th day of July, 2023

Musictown Home, LLC, a Delaware limited liability company

BY: _____
Amy Chumley, Authorized Signor

STATE OF Tennessee

COUNTY OF Knox

Before me, the undersigned, a Notary Public of said County and State, personally appeared Amy Chumley, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an authorized signor (or other officer authorized to execute the instrument) of Musictown Home, L.L.C., the within named bargainor, a Delaware limited liability company, and that as such authorized signor executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of July, 2023.

_____
Notary Public

My Commission Expires: 4/29/2026

PAMELA A BARGMAN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

* Property is subject to taxes that are not yet due and payable, all matters of record, including the plat of record in Plat Book 547, Pag 102, in the Register's Office for Davidson County, Tennessee, and all matters shown, or would otherwise be shown, on a Survey of th property.

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 7/7/2023.

Affiant Signature – Joshua A. Terry

7/12/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/12/2023.

Notary Public

My Commission Expires: 9/28/26

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