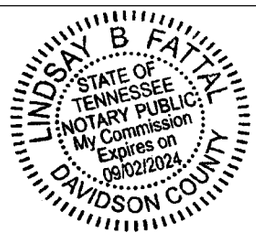
Karen Johnson Davidson County
Batch# 1041067 DEEDWARR
08/22/2023 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $3,441.74
20230822-0065411

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $930,200.00.

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2023.

Notary Public

My commission expires:

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:
Aaron Zachary Hood and Brandy Hood	BMO Harris Bank	073-01-0235.00
3917 Moss Rose Drive	PO Box 961292	
Nashville, TN 37216	Ft Worth, TX 76161	

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, **ERIC MICHAEL HEDRICK, AN UNMARRIED MAN, AND ANIKA HOLLAND, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON ZACHARY HOOD AND BRANDY HOOD**, **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:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Moss Rose Heights, Section No. 2 of record in Plat Book 1424, Page 109, 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 Nela Rader and Randy Rader, husband and wife by Warranty deed from Robert Turner, Jr Trustee for the Ted E. Turner Revocable Living Trust u/a/d February 24, 2000 and Virginia Tameron Hedge of record in Instrument No. 20170907-0091861 Register's Office for Davidson County, Tennessee, dated September 05, 2017 and recorded on September 07, 2017.

Randy Rader having become deceased on or about October 14, 2020; leaving Nela Rader as surviving tenant by the entirety.

Being the same property conveyed to Eric Michael Hedrick, an unmarried man, and Anika Holland, an unmarried woman, by Warranty Deed from Nela Rader, surviving tenant by the entirety, of record as Instrument Number 20220614-0067780, Register's Office for Davidson County, Tennessee, dated June 6, 2022 and recorded on June 14, 2022.

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 3917 Moss Rose Drive, Nashville, TN 37216, 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 18th day of August, 2023.

Eric Michael Hedrick

Anika Holland

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 Eric Michael Hedrick and Anika Holland, 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 16th day of August, 2023.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

I, Kara Wall, 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 8/18/23 (date of document).

Affiant Signature

Date 8/22/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

