Karen Johnson Davidson County
Batch# 1072744 DEEDWARR
11/16/2023 02:22:30 PM 4 pgs
Fees: $23.00 Taxes: $671.90
20231116-0089504

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title 2605 Enterprise Rd E Ste 270 Clearwater, FL 33759	Stanley Hazelwood 113 Paddle Wheel Drive, Nashville, TN 37214

Order Number: C-TN874838

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **EKRE of TN, LLC, a Delaware Limited Liability Company,** for One Hundred Eighty One Thousand Five Hundred Ninety Five Dollars and 00/100 ($181,595.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Stanley Hazelwood, a single man,** whose address is 113 Paddle Wheel Drive, Nashville, TN 37214, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 159 on the Plan of River Trace Estates, Phase I, Section II, of record in Plat Book 6900, pages 158 and 159, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Declaration of Covenants, conditions and Restrictions of record in Book 6851, Page 370, as amended in Book 6982, Page 747; By-Laws of record in Book 6851, Page 390; Charter of record in Book 6851, Page 363; Conveyance of Common Area of record in Book 7907, Page 168; P.U.D. Boundary Plat of record in Book 6250, Page 995; Grant and indemnity Agreement of record in Book 7030, Page 798; and; TVA Power Line Easement of record in Book 1163, Page 341, all in the register's office for Davidson County, Tennessee.

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 062-02-0A-159.00
Street address of property: 113 Paddle Wheel Drive, Nashville, TN 37214

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20211129-0157494 in the Register's Office, Davidson County, Tennessee.

Signed this 14th day of November, 2023

Signature of Grantor(s):

EKRE of TN, LLC

By _____

Name/Title MICHAEL DEFRANCESCO / AUTHORIZED SIGNATORY

STATE OF FLORIDA, COUNTY OF PINELLAS, SS:

BE IT REMEMBERED That on this 14th day of November, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came MICHAEL DEFRANCESCO in the capacity of AUTHORIZED SIGNATORY for EKRE of TN, LLC, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____
Notary Public

TINA MULLINS
Notary Public-State of Florida
Commission # HH 393470
My Commission Expires
May 02, 2027

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 062-02-0A-159.00
Street address of property: 113 Paddle Wheel Drive, Nashville, TN 37214

Oath of Consideration

I or we, EKRE of TN, LLC, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 181,595.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 14th day of November, 2023

Signatures of Affiant(s):

MICHAEL DEFRANCESCO / AUTHORIZED SIGNATORY

Sworn and subscribed before me this 14th day of November 2023

Notary Public

TINA MULLINS
Notary Public-State of Florida
Commission # HH 393470
My Commission Expires
May 02, 2027

Tennessee Certification of Electronic Document

I, Thuy Nguyen, 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 11/14/2023 (date of document).

Affiant Signature

11/16/2023

Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 16 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 8/7/2026

NOTARY'S SEAL

Notary Public State of Florida
Bethany L Presnell
My Commission HH 298273
Expires 8/7/2026