Karen Johnson
Batch # 1105049
02/27/2024 02:25:14 PM
Fees: $13.00 Taxes: $2,405.00
Davidson County
DEEDWARR
2 pgs
20240227-0013345

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-AF-24-952

This instrument was prepared by:
DLOTTITLE, LLLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
24-0009

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, is $650,000.00

Sworn to and subscribed before me this 14 day of February, 2024.

Affiant

Notary Public
My Commission expires

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Aaron Friedman 952 Strouse Avenue Nashville, TN 37206	~~Same~~ NEW OWNER 139 TENNYSON DRIVE SHORT HILLS, NJ 07078	072-13-0-2255.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **R. Douglas Hester, an unmarried man,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Aaron Friedman, an unmarried man** hereinafter called the "Grantee," and to Grantee's heirs, successors, executors, and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

D.

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of the Consolidation of Lot 186 of Trevecca, Subdivision of Renraw, of record in Instrument No. 20040527-0062249, amending Plat in Instrument No. 20020830-0105356 and Plat Book 6050, Page 86, said Register's Office to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to R. Douglas Hester, unmarried and Ray W. Hester, as ten ants in common with right of survivorship by Warranty Deed from Byron E. Herlong, III of record in Instrument No. 20140114-0003739 Register's Office for Davidson County, Tennessee, dated December 30, 2013 and recorded on January 14, 2014. The said Ray W. Hester having since died on November 3, 2020, leaving R. Douglas Hester as surviving tenant.

This is improved property known as **952 Strouse Avenue, Nashville, TN 37206**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by Grantee.

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TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 15th day of February, 2024.

R. Douglas Hester

SYLAS NUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 9, 2026

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, R. Douglas Hester, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2024.

Notary Public
My Commission Expires: 05/09/2026