38074

NEW OWNER:
MAXX SMITH
6309 A HENRY FORD DRIVE
NASHVILLE, TN 37209

SEND TAX BILLS TO:
MOVEMENT MORTGAGE
8024 CALVIN HALL ROAD
INDIAN LAND, SC 29707

Map & Parcel
090123C01.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 24-0219

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1113998 DEEDWARR
03/22/2024 10:57:30 AM 4 pgs
Fees: $23.00 Taxes: $2,701.00
20240322-0020032

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Thirty Thousand and 00/100 Dollars ($730,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MAXX SMITH, unmarried man, and MACKENZIE CROOKS, unmarried woman, as joint tenants with right of survivorship,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. A, as established by Declaration of Covenants, Conditions, and Restrictions for SIXTYTHREE-NINE HENRY FORD DRIVE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220510-0053427, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B," to which declaration specific reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of SIXTYTHREE-NINE HENRY FORD DRIVE, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220510-0053427, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being a portion of the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a Tennessee Limited Liability Company, by Warranty Deed from JERRY DON KELLEY and BONNYE JEAN BAUCOM, sole heirs at law of Lester N. Kelley, dated September 3, 2021, and of record in Instrument No. 20210909-0120632, as corrected by Scrivener's Affidavit, of record in Instrument No. 20230223-0012722, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **6309 A HENRY FORD DRIVE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20220510-0053427, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 21st day of March, 2024.

HIDDEN TRAIL PROPERTIES, LLC

By:_____
SEAN MCKINNIS
Its: MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SEAN MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the MEMBER of **HIDDEN TRAIL PROPERTIES, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 21st day of March, 2024.

NOTARY PUBLIC

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

My commission expires:_____

****

The actual consideration or value, whichever is greater, for this transfer is **$730,000.00.**

AFFIANT

Sworn to and subscribed to before me this 21st day of March, 2024.

Claire H. Jenkins
NOTARY PUBLIC

My commission expires: 7/7/27

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/21/24 (date of document).

Affiant Signature

3/21/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of March, 2024

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

