Karen Johnson Davidson County
Batch# 1117340 DEEDWARR
04/02/2024 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $6,082.80
20240402-0023008

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,644,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: 1/29/2028

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caresse Hyneman	New Owner	116-04-0-00100
(NAME) 145 Montgomery Bell Avenue	(NAME)	
(ADDRESS) Nashville TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

145 MONTGOMERY BELL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CARESSE HYNEMAN,

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, Tennessee, being Lot(s) 5, as shown on the map entitles Wilbur A. Nelson's Subdivision, of record in Plat Book 547, page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to 145 Montgomery Bell, LLC, a Tennessee Limited Liability Company by Deed dated March 27, 2020 from Bryan Bolton and Rachel Bolton, husband and wife, recorded March 30, 2020, in Instrument Number 20200330-0033626, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 145 Montgomery Bell Avenue, Nashville, TN 37205

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 heirs 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 my/our hand(s) this 29th day of March, 2024

145 Montgomery Bell, LLC
By: The J. Kevin Hyneman Marital Trust

By: John Wayne Hyneman, Trustee

STATE OF TENNESSE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, John Wayne Hyneman, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the John Kevin Hyneman Marital Trust, sole owner of Kevin Hyneman Companies, Inc., a Mississippi Corporation, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Memphis, Tennessee, this 29th day of March, 2024.

Carole N. Hosford
Notary Signature

Printed Name: Carole N. Hosford

My commission expires: 06/02/2024

CAROLE N. HOSFORD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06-02-2024

LT&E File #20901

I, J. Trent Lehman, 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 3/27/24 (date of document).

Affiant Signature

4/2/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2 day of April, 2024

Notary's Signature
MY COMMISSION EXPIRES: 9/21/25
Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY