Karen Johnson Davidson County
Batch # 1158533 DEEDWARR
07/16/2024 12:08:58 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20240716-0053408

STATE OF Tennessee }
COUNTY OF Wilson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th DAY OF July, 2024.

NOTARY PUBLIC
My Commission expires:

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

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 24060003

Address of New Owner
Hidden Trail Properties, LLC
4825 Trousdale Drive, Ste 231
Nashville, TN 37220

Send Tax Bills To:
Same

Tax Information:
091-02-135.00
AND
091-02-136.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Norma J. Williams, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Hidden Trail Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 2 & 4 on Block 10 of the Map of Cherokee Park Subdivision, of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the southerly side of Pennsylvania Avenue and runs back between parallel lines 150 feet to an alley.

Said Lot No. 2 fronts 50 feet on the southerly side of Pennsylvania Avenue and extends back southerly therefrom between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Norma J. Williams, unmarried, by Warranty Deed from Margo Burke and Jamie K. Brown and James Kenneth Morgan dated 05/18/2010 and recorded on 05/26/2010 in Instrument No. 20100526-0040607, and as corrected in Instrument No. 20130306-0022531, Register's Office for Davidson County, Tennessee.

This is property generally located:
6103 & 0 Pennsylvania Avenue, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2024 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
3. Subject to the right of way of Pennsylvania Avenue and an alley.

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. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Norma J. Williams** has caused this instrument to be executed, this the 12th day of July, 2024.

Norma J. Williams
by Gina Bess Johnson AIF

Norma J. Williams
By: Gina Bess Johnson
Instrument No. 20240617-0045028, RODCT

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Gina Bess Johnson**, Attorney-in-Fact, acting on behalf of **Norma J. Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in behalf of **Norma J. Williams**, and who acknowledged that she executed the same as the free act and deed of **Norma J. Williams**.

This the 12th day of July, 2024.

My Commission expires: 2.5.2025

NOTARY PUBLIC

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee
COUNTY OF Cheatham

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1) The undersigned, **Gina Bess Johnson**, is the appointed Attorney-in-Fact for **Norma J. Williams** as authorized by Durable Power of Attorney of record in Instrument No. **20240617-0045028**, Register's Office for Davidson County, Tennessee.
2) That the document to which this affidavit is exhibited was executed by the undersigned as Attorney-in-Fact for the principal thereon shown.
3) That the execution is proper and within the scope of the Power of Attorney reference in the instrument.
4) That at the time of execution of said document the Affiant had no knowledge or notice that the termination of the Power of Attorney, either by revocation or by the principal's death, disability or incapacity.
5) That at the time of execution of said document/documents there has not been any actions for conservatorship filed against the principal.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Gina Bess Johnson

Gina Bess Johnson
AFFIANT

Sworn to and subscribed before me this the 12th day of July, 2024.

NOTARY PUBLIC
My Commission expires: 2.5.2025

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY