NEW OWNER:
CHRISTOPHER BRADLEY MINOR
2204 B WINFORD AVENUE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 24-1060

Map & Parcel
118042A002.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1178121 DEEDWARR
09/05/2024 09:57:30 AM 4 pgs
Fees: $23.00 Taxes: $2,719.50
20240905-0068311

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Thirty-Five Thousand and 00/100 Dollars ($735,000.00)** 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 **CHRISTOPHER BRADLEY MINOR, a married man,** ("Grantee") his 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 "B", Twentytwo-Four Winford Avenue, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in the Declaration of Covenants, Conditions and Restrictions for Twentytwo-Four Winford Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220505-0052029, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Twentytwo-Four Winford Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220505-0052029, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby by reference and made a part hereof 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 Jamie Brooke Pendergrass and Clinton Paul Ryan, wife and

husband, dated March 11, 2022, and of record in Instrument No. 20220316-0030567, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **2204 B WINFORD AVENUE, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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. 20220505-0052029, 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 3rd day of September, 2024.

HIDDEN TRAIL PROPERTIES, LLC

By: _____
JANE MCKINNIS
Its: SPECIAL 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, **JANE MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the **SPECIAL 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 3rd day of September, 2024.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 01, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$735,000.00**.

Kaitlyn West
AFFIANT

Sworn to and subscribed to before me this 3rd day of September, 2024.

NOTARY PUBLIC

My commission expires: _____

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **September 3rd, 2024**.

Affiant Signature

09/03/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **3rd** day of **Septemper**, 20**24**.

Notary Public

Notary's Seal:

