Karen Johnson Davidson County
Batch# 1222400 DEEDWARR
01/02/2025 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20250102-0000090

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $800,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2024.

Notary Public

My commission expires: 9/8/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William Hatchell and Madeline Fox	New Owner(s)	11901015800
2085 Clara Mathis Rd		
Spring Hill, TN 37174		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALPHA AND OMEGA EQUITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM B. HATCHELL AND MADELINE M. FOX, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 NO. 213 AND THE NORTHERLY PART OF LOT NO. 214 ON THE PLAN OF OVERHILL CITY AND W.H. FOX SUBDIVISION OF BLOCKS NO. 14, 15, 16, 20, 21, 29 AND 30 CUMBERLAND NURSERIES SUBDIVISION AS OF RECORD IN PLAT BOOK 332, PAGE 21, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

SAID LOT 213 FRONTS 50 FEET ON THE WESTERLY SIDE OF DORTCH AVENUE AND RUNS BACK 150 FEET ON THE NORTHERLY LINE AND 155 FEET ON THE SOUTHERLY LINE TO AN ALLEY, MEASURING 50 FEET THEREON.

THE NORTHERLY PART OF LOT NO. 214 FRONTS 25 FEET ON THE WESTERLY SIDE OF DORTCH AVENUE AND RUNS BACK 150 FEET ON THE NORTHERLY LINE AND 155 FEET ON THE SOUTHERLY LINE TO AN ALLEY, MEASURING 24 FEET THEREON.

Being the same property conveyed to Eloy Saban and wife, Susan Saban by Warranty deed from 115 Duluth, LLC of record in Instrument No. 20100826-0067612 Register's Office for Davidson County, Tennessee, dated August 25, 2010 and recorded on August 26, 2010.

Being the same property conveyed to Alpha & Omega Equity LLC, a Tennessee limited liability company by Quitclaim deed from Eloy Saban and wife, Susan Saban of record in Instrument No. 20181107-0110511 Register's Office for Davidson County, Tennessee, dated November 5, 2018 and recorded on November 7, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2211 Dortch Avenue, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of December, 2024.

Alpha and Omega Equity, LLC,
a Tennessee limited liability company

By: Susan Saban
Susan Saban, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Susan Saban, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of Alpha and Omega Equity, LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of December, 2024.

Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 30. 2024.

Affiant Signature

2nd day of January, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028