WARRANTY DEED

Karen Johnson
Batch # 1223042
01/03/2025 11 38 41 AM
Fees $13 00 Taxes $1,054 50

Davidson County
DEEDWARR
2 pgs

20250103-0000616

JM-RR-24-330-33

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000 00

Karen Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2024

Janel L Johnson
Notary Public

MY COMMISSION EXPIRES 3/6/27 (AFFIX SEAL)

JANEL L JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Hidden Trail Properties, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**092-13-0-107 00**
4825 Trousdale Dr., Ste. 231		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HELEN B. OGBURN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HIDDEN TRAIL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 14, on the Map of Hortense Place, of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Said Lot 14 fronts 50 feet on the Easterly side of 33rd Avenue North and runs back between parallel lines 140 feet to an alley

Being the same property conveyed to Charles C Frierson and Daughter Jewel Adele Frierson, as tenants in common by Installment Deed from Chloe Mae Williams Filson of record in Book 7310, page 899, Register's Office for Davidson County, Tennessee, dated July 28, 1987 and recorded on July 30, 1987

Being the same property conveyed to Helen B. Ogburn by Quitclaim Deed from Erica Merritt of record in Instrument No 20241105-0085948 Register's Office for Davidson County, Tennessee, dated October 18, 2024 and recorded on November 05, 2024 and Scrivener' s Affidavit recorded in Instrument No 20241209-0095176

Being the same property conveyed to Helen B Ogburn by Quitclaim Deed from Albert Frierson of record in Instrument No 20241105-0085949 Register's Office for Davidson County, Tennessee, dated October 15, 2024 and recorded on November 05, 2024 and Scrivener' s Affidavit record in Instrument No 20241209-0095178

Being the same property conveyed to Helen B Ogburn by Quitclaim Deed from Rudy Rucker of record in Instrument No 20241105-0085950 Register's Office for Davidson County, Tennessee, dated September 13, 2024 and recorded on November 05, 2024 and Scrivener' s Affidavit recorded in Instrument No 20241209-0095177

Being the same property conveyed to Helen B Ogburn by Quitclaim Deed from Carl Hayes of record in Instrument No 20241105-0085951 Register's Office for Davidson County, Tennessee, dated September 19, 2024 and recorded on November 05, 2024 and Scrivener's Affidavit recorded in Instrument No 20241209-0095179

Charles C Frierson died intestate on or about December 24, 1988 vesting his interest in the subject property in the names of his heirs at law as follows, Jewel Frierson, Albert Frierson, Helen B Ogburn, Ruby Rucker, Doris Merritt, and Carl Frierson, his children, as evidenced in affidavit of heirship recorded simultaneously herewith

Carl Frierson died intestate on or about January 4th, 2001 vesting his interest in the property to his heir at law Carl Hayes, his son as evidenced in affidavit of heirship recorded simultaneously herewith

Doris Merritt died intestate on or about December 14, 2008 vesting her interest in the property to her heir at law: Erica Merritt, her daughter, as evidenced in affidavit of heirship recorded simultaneously herewith

Jewel Adele Frierson died testate on or about July 11, 2024 and there is a probate for her filed in The Seventh Circuit Court for Davidson County, Tennessee at Nashville, in Case No 24P2270 Helen B Ogburn being the sole devisee under her last Will and Testament.
Helen B Ogburn referenced in this instrument is also known as Helen Beatrice Ogburn Any reference to either name makes reference to both one and the same individual.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 161, Page 167, Register's Office for Davidson County, Tennessee
- Temporary Slope and Construction Easement of record in Book 10732, Page 217, in the Register's Office for Davidson County, Tennessee
- Grant of Utility Line Easement of record in Instrument Number 20011114-0124739, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **330 33rd Ave N, Nashville, Tennessee 37209**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23rd DAY OF DECEMBER, 2024

Helen B. Ogburn
Helen B Ogburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN B OGBURN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 23rd of December, 2024

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212