Karen Johnson
Batch # 1259934
04/14/2025 04 14 42 PM
Fees $13 00 Taxes $946 28

Davidson County
DEEDWARR
2 pgs

20250414-0028327

This Instrument Prepared By
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
Equity Holdings LLC **3128 Hunters Hill Road** **Nashville TN 37214**	**SAME AS OWNER**	MAP **076** GROUP **05 0** PARCEL **116.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

M&L LLC, a Wyoming Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Equity Holdings LLC, a Tennessee Limited Liability Company,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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. 122 on the Plan of hidden Hill, of record in Book 4860, page 43, Register's Office for said County.

Said Lot No. 122 fronts 80.0 feet on the westerly margin of Hidden Hill Drive and extends back between parallel lines, 150.0 feet to a dead line.

Being the same property conveyed to M&L LLC by Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee for Todd Clossin, Trustee, dated July 17, 2024 and filed of record July 22, 2024 as Instrument No. 20240722-0054933, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters.

1. 2025 Taxes and all subsequent years not yet due and payable
2. Matters shown on the recorded plat of Hidden Hill, of record in Plat Book 4860, page 43, said Register's Office
3. Restrictive Covenants contained in instrument of record Book 4938, page 337, said Register's Office
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County

This is improved property known as **645 Hidden Hill Drive, Hermitage, Tennessee 37076**.

Such an 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 **Equity Holdings LLC, a Tennessee Limited**

Liability Company, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 14th day of April 2025

M&L LLC, a Wyoming Limited Liability Company

By: Mary Lazarus, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Mary Lazarus, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Mary Lazarus, Managing Member** of **M&L LLC, a Wyoming Limited Liability Company,** the within named bargainor, a Wyoming Limited Liability Company, and that she as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming Limited Liability Company as such Managing Member

WITNESS my hand and official seal at office this 14th day of April 2025

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $255,750.00

AFFIANT

Subscribed and sworn to before me on this 14th day of April 2025.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD