Karen Johnson Davidson County
Batch# 1284004 DEEDWARR
06/13/2025 08:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250613-0045816

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	PARCEL IDENTIFICATION:
4005A INDIANA AVENUE LLC 500 WESTOVER DRIVE #33523 SANFORD, NC 27330	4005A INDIANA AVENUE LLC 500 WESTOVER DRIVE #33523 SANFORD, NC 27330	MAP/ PARCEL: 091122A00100-CO

GENERAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED IN THE OFFICE OF, AND, AFTER RECORDING, RETURN TO:
LAW GUYS PLLC
1555 RIO GRANDE AVENUE
FORT WORTH, TEXAS 76102

Excise Tax: $ 0.00
TN ST §67-4-409(a)(3)(F)
(No oath of value required for exempt transactions.)

THE STATE OF TENNESSEE §
§ KNOW ALL BY THESE PRESENTS:
COUNTY OF DAVIDSON §

GRANTOR: **ANDREW HESTER AND ELYSE HESTER, HUSBAND AND WIFE,** a married couple, whose mailing address is 4008 Cardigan Lane, Spring Hill, TN 37174.

GRANTEE: **4005A INDIANA AVENUE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TRUSTEE OF 4005A INDIANA AVENUE REVOCABLE TRUST,** whose mailing address is 500 Westover Drive #33523, Sanford, NC 27330. *(Grantor is beneficiary of the Revocable Trust.)*

PROPERTY: See Attached **EXHIBIT "A".**

The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, or feminine as required by context.

Grantor, in exchange for the Consideration, has **GRANTED, SOLD, AND CONVEYED, AND BY THESE PRESENTS DOES GRANT, SELL, AND CONVEY** unto Grantee, subject to the matters hereinafter stated, the Property, together with all improvements on the Property on this, the 10th day of June 2025.

This conveyance of the Property is expressly made subject, however, to all mineral reservations, restrictions, easements, zoning ordinances, and covenants to the extent the same are valid, presently subsisting and affecting the Property, and which are reflected in the Real Property Records of the County in which the Property is located.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, Grantee's heirs, executors, legal representatives, and assigns, forever. Grantor does hereby bind Grantor's successors and assigns, to **WARRANT AND FOREVER DEFEND** the title to the Property to the Grantee, Grantee's heirs, executors, legal representatives, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part of the Property.

Grantor and Grantee acknowledge that ad valorem taxes that are associated with, related to, or affecting the Property for prior years have been paid, and taxes for the current year are assumed by Grantee.

THIS DEED WAS PREPARED USING INFORMATION FURNISHED BY GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE EXAM.

[SIGNATURES & NOTARY ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed on this, the 10th day of June, 2025.

GRANTOR:

ANDREW HESTER

ELYSE HESTER

Signed this the 10th day of June, 2025, in the presence of:

WITNESS ONE:

Melinda Kidder
Melinda Kidder
207 N. 4th Street #459
Hugo, OK. 74743

WITNESS TWO:

Kelda Serak
Kelda Serak
207 N. 4th Street #459
Hugo, OK. 74743

STATE OF TEXAS §
COUNTY OF WICHITA §

Acknowledged before me on the 10th day of June 2025, by Melinda Kidder and Kelda Serak, the above-signed witnesses, I attested to the execution of this instrument by Andrew Hester and spouse, Elyse Hester, *for the consideration and in the capacity stated.*
This is an online notarial act.

Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS
Jennifer S. Witcher
Electronic Notary Public
State of Texas
Commission #: 133958127
Commission Expires: 09/13/2026

Powered by Blue Notary

Jennifer S. Witcher
Notary Public, State of Texas
My commission expires on 09/13/2026

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.A on the Plan of FourthousandandFive Indiana Avenue, a Horizontal Property Regime with Private Elements of records in Exhibit "B" in the Declaration of Covenants, Conditions, and Restriction at Instrument No, 20201112-01333219 as amended in Instrument No. 20221228-01333002, in the Register's Office in Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is subject to:

• All matters shown on the Plan of record in Plat Book 161, Page 37, Register's Office for Davidson County, Tennessee.

• Covenants, Conditions and Restrictions of record in Instrument Number 20201112-0133219, as amended in Instrument No. 20221228-0133302, Register's Office for Davidson County, Tennessee.

•Right of way of record in Instrument Number 20210223-0022033, in the Register's Office for Davidson County, Tennessee.

•Any and all existing easements and restrictions as shown of record not stated herein

Being the same lot or parcel of land as described in and conveyed by that certain Warranty Deed dated May 2, 2025, from **MRE OZ FUND LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** to **ANDREW HESTER AND ELYSE HESTER, HUSBAND AND WIFE,** of record May 6, 2025, in Instrument # 20250506-0035225, in the Public Records of Davidson County, Tennessee.

Parcel No.: 091122A00100-CO

Commonly known as 4005 A Indiana Avenue, Nashville, Tennessee 37209

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, C. Stephen Tobin, 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 June 10, 2025 (date of document).

C. Stephen Tobin

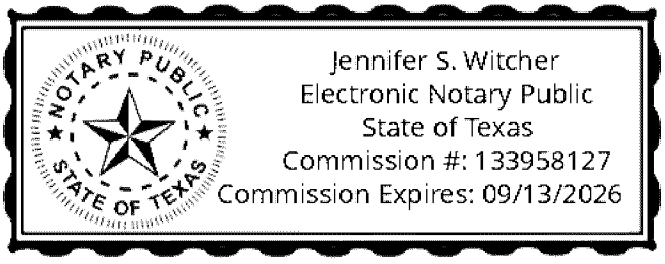
June 10, 2025
Date

STATE OF TEXAS §
COUNTY OF WICHITA §

Acknowledged before me today, the 10 day of June, 20 25, by C. Stephen Tobin for and in the capacity stated. This is an online notarial act.

Jennifer S. Witcher
Notary Public, State of Texas
My commission expires on 09/13/2026

Notarized online using audio-video communication



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