File Box 13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,900.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2001.

Elizabeth E Jett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

ELIZABETH E. TARPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

#2603

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and EScrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Huslak	Nicholas Huslak	75/8/180
(NAME)	(NAME)	
673 Atlanta Drive	(Property Address)	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John D. Northcutt Jr. and wife, Sharon L. Northcutt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicholas Huslak and wife, Mildred A. Huslak, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 510 on the plan of Tulip Grove, Section Nine, of record in Plat Book 4675, Page 135, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John D. Northcutt Jr. and wife Sharon L. Northcutt, by deed of record in Book 8936, Page 620, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 673 Atlanta Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 11/29/01 14:54 2pgs
Fees:13.00 Taxes:428.83
20011129-0131002

Witness my/our hand(s) this 19th day of November, 2001.

John D. Northcutt Jr. by Sharon L Northcutt his Atty-In fact

John D. Northcutt Jr.

Sharon L Northcutt

Sharon L. Northcutt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Johny D. Northcutt Jr.~~ Sharon L. Northcutt with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of November, 2001.

Commission expires: May 26, 2002

Elizabeth E Triplett

Elizabeth E. Triplett Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TN
County of Davidson
* Sharon L. Northcutt by POA for John D. Northcutt, Jr, acknowledge she executed the foregoing instrument on his behalf as the same as his free act and deed of the said John D. Northcutt, Jr, through Power of attorney granted to her by the said Johnny D. Northcutt, Jr. Johnny D. Northcutt, Jr, being one and the same as John D. Northcutt, Jr.
Witness my hand and Official Seal at Nashville, Tennessee, this 19th day of November, 2001.

Commission Expires:
5-26-02

Elizabeth E Triplett

Elizabeth E. Triplett

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.