Karen Johnson Davidson County
Batch# 370396 DEEDWARR
03/10/2020 11:41:39 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20200310-0026799

This Document prepared by:
Jonathan Kingham
1012 Calvert St
Nashville, TN 37216

Return / [X] document, [X] tax Statements / to:
Jonathan Kingham
1012 Calvert St
Nashville, TN 37216

WARRANTY DEED

WARRANTY DEED, made this 9th day of March 2020 , by and between:

Kathy Lynn Devine Hutson whose address is:
6910 S. Osborne Rd
Greenbrier, TN 37073 (County of Robertson)
("Grantor"). and

Jonathan Kingham whose address is:
1012 Calvert St,
Nashville, TN 37216 (County of Davidson)
("Grantee")

THE GRANTOR, for and in consideration of the sum of: $225,000

Two hundred twenty five thousand dollars

The receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the grantee his/her heirs and assigns, the following described premises located in the County of Davidson State of Tennessee, legally described as follows: **Map & Parcel: 061 07 0 262.00**

The easterly 60 feet of Lot No. 39, on the plan of I.C McMahan's Subdivision of Maplewood Lanes, of record in Book 547, page 78, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said part of said lot fronts 60 feet on the southerly margin of Calvert Street and extends back between parallel lines, 296 feet to a dead line.

The above description is the same as the prior deed of record, no boundary survey having been made at the time of this conveyance.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1004B Calvert St, Nashville, TN 37216

Derivation of Title:
Being the same property conveyed to Kathy Lynn Devine Hutson by Order Admitting Will for Muniment of Title to Real Estate recorded the 16th of November, 2010 and recorded in the Office for Davidson County Registry of Deeds filed in instrument 20101116-0091598.
Being the same property conveyed to Kerry Neil Devine from Jonathan Anderson and wife Lisa Truckenbodt Anderson in book 9318 page 836 recorded in the Office for Davidson County Registry of Deeds.
Property address: **1004B Calvert St, Nashville, TN 37216**

Tax parcel ID#: **06107026200**

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Signature: Kathy Lynn Devine Hutson Signature: _____

Print name: Kathy Lynn Devine Hutson Print name: _____

Capacity: Grantor Capacity: _____

Signature: _____ Signature: _____

Print name: _____ Print name: _____

Capacity: _____ Capacity: _____

STATE OF Tennessee)

COUNTY OF ~~Davidson~~ Sumner) ss:

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Kathy Lynn Devine Hutson _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that She executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 10th day of March, 2020

Notary Signature: _____

Printed Name: Shannon Ziccardi

My Commission Expires: ~~My Commission Expires~~ May 16, 2023

[SEAL]

SHANNON ZICCARDI
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Oath of Consideration

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $225,000

Kathy Lynn Devine Hutson — Affiant 1

Jonathan Kingham — Affiant 2

Affiant 3

Affiant 4

STATE OF TENNESSEE }

COUNTY OF Sumner }

Subscribed and sworn before me this 10th, day of March, 2020.

Notary Public: _____

My commission expires: My Commission Expires May 16, 2023

SHANNON ZICCARDI
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

The following information is not a part of this Deed

Property Address:

1004B Calvert St, Nashville, Tn 37216

Owner's Name and Address:

Jonathan Kingham

1012 Calvert St, Nashville, TN 37216

Parcel Number:

06107026200

Mail Tax Bills to (If different than return document to):

Jonathan Kingham

1012 Calvert St, Nashville, TN 37216