Karen Johnson Davidson County
Batch# 393524 DEEDWARR
04/29/2020 03:01:18 PM 2 pgs
Fees: $13.00 Taxes: $682.65
20200429-0044990

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200326051**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $184,500.00. Affiant Subscribed and sworn to before me, this 24th day of April, 2020. Notary Public My Commission Expires: 3/7/23

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03/07/2023

WARRANTY DEED

Address New Owner: Steven M. Hegedus and Whitney O. Hegedus 3500 Robin Rd. Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119-13-0-047.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry E. Kittrell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven M. Hegedus and Whitney O. Hegedus, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of An Addition to and A Revision of Lots 93, 94, 95, 96, 97 of the H.G. McNabb Subdivision of record in Plat Book 1130, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 75 feet on the east side of Harlin Drive and runs back between lines, 159 feet on the North line, and 160.6 feet on the South line, to a dead line on which it measures 74.97 feet.

Being the same property conveyed to Larry E. Kittrell by Quitclaim deed from Albert E. Kittrell and wife, Maybelle Kittrell of record in Book 8643, page 630, Register's Office for Davidson County, Tennessee, dated June 3, 1992 and recorded on June 11, 1992.

The execution of this instrument is affected by the signature of Nathan Powers as Attorney-in-Fact for Larry E. Kittrell, which Power of Attorney is recorded in Book *, Page _____, Register's Office for _____ County, Tennessee. * 20200429-0044989

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 79, Register's Office for Davidson County, Tennessee.

This is improved property located at 2934 Harlin Drive Nashville TN 37211

RETURN TO
RUDY TITLE AND ESCROW, LLC

FILE NUMBER R VRES 20 2934

2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2020.

Larry E. Kittrell by Nathan Powers as Attorney in Fact

Larry E. Kittrell by Nathan Powers as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Powers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Larry E. Kittrell and that he is authorized by Larry E. Kittrell to execute this instrument on his behalf.

Witness my hand, at office, this 24th day of April, 2020.

M. Alexis Mendl

Notary Public

My Commission Expires: 05/03/2021

M ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON