WARRANTY DEED

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2020

Notary Public

MY COMMISSION EXPIRES: 2/12/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Catherine Wynn Dodd	Gardner Financial	084-12-0-121.00
(NAME)	(NAME)	
3210 Merlyn Ln.	3503 Paesanos Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Brenda H. Hutchins and Jonathan R. Hutchins, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine Wynn Dodd and Andrew Benjamin Hurst-Dodd, a married couple,** 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:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Lincoya Hills, as of record in Book 1835, page 91, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 115.2 feet on the easterly side of Merlyn Lane and runs back between lines, 177.7 feet on the northerly line and 178.4 feet on the southerly line, to a dead line, measuring 125 feet thereon.

Being the same property conveyed to Brenda H. Hutchins and Jonathan R. Hutchins by Warranty Deed from Clyde B. Wilson, Jr., Co- successor Trustee and James T. Wilson, Co-successor Trustee of the Wilson Family Revocable Living Trust, of record in Instrument No. 20130904-0092871, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated; all matters appearing on the Plan of record in Book 1835, page 91; restrictions of record in Book 2021, page 317; Articles of Incorporation/Charter of record in Instrument No. 20120611-0050818; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3210 Merlyn Ln., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 497701 DEEDWARR
10/19/2020 08:07:30 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20201019-0120990

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.

Witness our hands this 14th day of October, 2020.

Brenda H. Hutchins

Jonathan R. Hutchins

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, Brenda H. Hutchins and Jonathan R. Hutchins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 14th day of October, 2020.

Notary Public
My Commission Expires: _____

File No.: 32989

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires
January 30, 2022

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

Lauren Reynolds
My Commission Expires: 10/17/22