Karen Johnson Davidson County
Batch# 505395 DEEDWARR
10/30/2020 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20201030-0127078

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 200930577** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $785,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 26th day of October, 2020.<br><br>Notary Public<br>My Commission Expires: |

MARGARET PHILPOTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Huntley Rodes<br>6625 Jocelyn Hollow Road<br>Nashville TN 37205 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>129 05 0 010.00 |

**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, **Stephanie Mundy Self, Trustee of the 6625 Jocelyn Hollow Trust, dated May 7, 2019 and amended and restated on July 30, 2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Huntley Rodes**, ("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. 993 on the plan of West Meade Farms, Inc., Section XV, of record in Plat Book 2663, Pages 54 and 55, as amended in Book 6133, Page 65, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephanie Mundy Self, Trustee of the 6625 Jocelyn Hollow Trust, Dated May 7, 2019, by Warranty Deed From Southern Legacy, Homes LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20190516-0046088, in the Register's Office of Davidson County, Tennessee, dated May 09, 2019 and recorded on May 16, 2019.

Being the same property conveyed to Southern Legacy Homes LLC, by Warranty Deed From Benjamin S. Mitchell and wife Ann R. Mitchell, of record in Instrument No. 20181128-0116138, in the Register's Office of Davidson County, Tennessee, dated November 21, 2018 and recorded on November 28, 2018.

Being the same property conveyed to Benjamin S. Mitchell and wife, Ann R. Mitchell, by Warranty Deed From Michael A. Haralson, an unmarried person, of record in Instrument No. 20101230-0103927, in the Register's Office of Davidson County, Tennessee, dated December 30, 2010 and recorded on December 30, 2010.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Meade Farms, Inc., Section XV, as recorded in Plat Book 2663, Page(s) 54 and 55, as amended in Book 6133, Page 65.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2794, Page 611.

This is improved property located at 6625 Jocelyn Hollow Road Nashville TN 37205

**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 26th day of October, 2020.

The 6625 Jocelyn Hollow Trust, dated May 7, 2019 and amended and restated on July 30, 2020

By: _____, Trustee
Stephanie Mundy Self, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie Mundy Self, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the 6625 Jocelyn Hollow Trust, dated May 7, 2019 and amended and restated on July 30, 2020, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 26th day of October, 2020.

_____
Notary Public

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

# True Copy Certification

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

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




Notary Public

My Commission Expires: 05-09-23