WARRANTY DEED

Karen Johnson Davidson County
Batch# 507301 **DEEDWARR**
11/02/2020 10:53:15 AM 2 pgs
Fees: $13.00 Taxes: $2,093.28

20201102-0127714

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $565,750.00.

Affiant

Subscribed and sworn to me on 10/16/20.

NOTARY PUBLIC
My Commission Expires:

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2024

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
MacKenzie Hyde Philip Hyde 1709 Green Hills Dr. Nashville, TN 37215	new owner	131-03-0-097.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, EDITH SCOTT KING, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto MacKenzie Hyde and Philip Hyde, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 52, as shown on the map entitled the Plan of Green Hills Subdivision No. 2, of record in Book 547, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to HAROLD RAYMOND SCOTT AND WIFE, CLARA MORRIS SCOTT, by deed from LOUIS V. KING AND WIFE, MARGARET M. KING, of record in Book 2146, page 411, dated May 22, 1953, said Register's Office. The said Harold Raymond Scott having since died on or about March 11, 1991, leaving Clara Morris Scott the surviving tenant by the entirety. The said Clara Morris Scott having since died on or about March 20, 2004 leaving subject property to Edith Scott King and Joseph Scott Morris her heirs at law. Clara Morris Scott died on or about March 20, 2004, leaving Edith Ann Scott King and Joseph Morris Scott as her only heirs-at-law. Joseph Morris Scott died intestate on or about October 24, 2014, leaving Edith Ann Scott King as his only heir-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20200827-0097394, said Register' s Office.
>
> This is Improved property, known as 1709 Green Hills Dr., Nashville, TN 37215

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 10/16/2020.

Edith Scott King
EDITH SCOTT KING

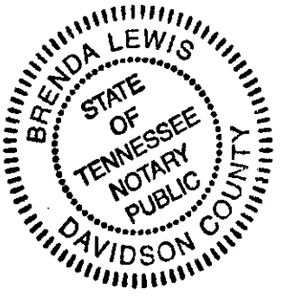
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/16/20, before me personally appeared EDITH SCOTT KING, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 10/16/20.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 11-8-2021



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-SR-20-1709