Karen Johnson Davidson County
Batch# 524324 DEEDWARR
12/03/2020 11:42:42 AM 2 pgs
Fees: $13.00 Taxes: $1,664.63

20201203-0140513

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $449,900.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2021

Subscribed and sworn to before me, this 30th day of November, 2020.

Notary Public:
My Commission Expires:

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Zachariah Hoeks and Taylor Hoeks 119 CIMA DR GOODLETTSVILLE, TN 37072	New Owner	026-09-0-028.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Rudy A. Lindsey, Jr. and wife, Mitzi B. Lindsey**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Zachariah Hoeks and Taylor Hoeks, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Clark Place, Section 5, of record in Plat Book 2331, Page 159, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Rudy A. Lindsey, Jr. and wife, Mitzi B. Lindsey by Warranty Deed from Brandon Keown and wife, Ferne Keown, dated 4/6/2020 and recorded 4/8/2020 in Instrument Number 20200408-0036978; and the same property previously conveyed to Brandon Keown and wife, Ferne Keown by Warranty Deed from Judy H. Tongate, married (joined by her spouse, Darrel E. Tongate), dated 2/25/2013 and recorded 2/27/2013 in Instrument Number 20130227-0019536, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all other matters shown on plat of record in Plat Book 2331, Page 159, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (XX__) improved (____) unimproved property, known as: 119 Cima Dr., Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SB-2SIR-20-119

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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 my/our hand(s) this the 30th day of November, 2020.

Rudy A. Lindsey, Jr.

Mitzi B. Lindsey

State of Tennessee)
County of Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State the within named Rudy A. Lindsey, Jr. and Mitzi B. Lindsey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of November, 2020.

Commission Expires:
9/20/21

Notary Public:

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY