Karen Johnson Davidson County
Batch# 553113 DEEDWARR
01/13/2021 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210113-0005714

WARRANTY DEED

Brad Krivensky State of Tennessee Notary Public Williamson County

O-SB-P-20-564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-23-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mason Mitchell Sims	New owner	
(NAME)	(NAME)	**161-11-0-015.00**
564 Huntington Pkwy		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BONNIE H. HUETTIG, A SINGLE WOMAN** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MASON MITCHELL SIMS, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSE**E, described as follows, to wit:

Being Lot No. 324 on the Plan of Huntington Park, Section 3, as recorded in Plat Book 4460, Page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 324 fronts 70 feet along the northerly margin of Huntington Parkway and runs back between lines measuring 250.04 feet on the easterly line and 250.02 feet on the westerly line to a dead line in the rear measuring 70 feet thereon.

Being the same property conveyed to Conrad E. Huettig, Jr. and wife Bonnie H. Huettig by Warranty deed from Morris N. Steven and wife Dianne T. Stevens of record in Book 5506, page 95, Register's Office for Davidson County, Tennessee, dated September 24, 1979 and recorded on September 27, 1979. Being the same property conveyed to Bonnie H. Huettig by Quitclaim deed from Conrad E. Huettig, Jr. of record in Book 9825, page 949, Register's Office for Davidson County, Tennessee, dated September 22, 1995 and recorded on October 12, 1995.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 68, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 4577, Page 789 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Deed of Conveyance for water main to the Metro Government of record in Book 7628, Page 544, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **564 Huntington Pkwy, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 11th DAY OF JANUARY, 2021.

Bonnie H. Huettig

Bonnie H. Huettig

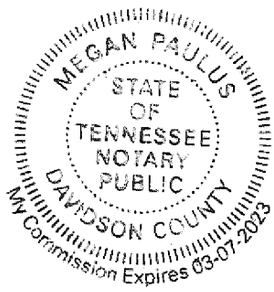
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of January, 2021.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)