THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132427** Karen Johnson Davidson County Batch# 565028 **DEEDWARR** 02/01/2021 12:04:20 PM 2 pgs Fees: $13.00 Taxes: $2,886.00 20210201-0014167	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $780,000.00. Affiant Subscribed and sworn to before me, this 29th day of January, 2021. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC J. ANDERSON DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Seth Marcus Hyatt and Galeet Sharone Hyatt 197 Forestwood Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 103-05-0-026.00

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, **Luke A. Dalske and Sarah E. Dalske, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Seth Marcus Hyatt and Galeet Sharone Hyatt, husband and wife**, ("Grantees"), their 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(s) 49, as shown on the map entitled Hillwood Park, of record in Plat Book 3300, pages 27 and 28, 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 LUKE A. DALSKE and wife, SARAH E. DALSKE, by deed from ROBERT WEDEMEYER and wife, AMY WEDEMEYER, of record in Instrument No. 20141216-0114897 , dated December 12, 2014 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 103-05-0-026.00.

Matters shown on the Plan of record in Plat Book 3300, page 27, said Register's Office.

This is improved property located at 197 Forestwood Drive Nashville TN 37209

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 29th day of January, 2021.

Luke A Dalske by Shira Kingrey, his Attorney-in-Fact

Luke A. Dalske by Shira Kingrey, his Attorney-in-Fact

Sarah E. Dalske by Shira Kingrey, her Attorney-in-Fact

Sarah E. Dalske by Shira Kingrey, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Luke A. Dalske and Sarah E. Dalske and that she is authorized by Luke A. Dalske and Sarah E. Dalske to execute this instrument on their behalf.

Witness my hand, at office, this 29th day of January, 2021.

J Anderson

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022