THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233328

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $556,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of March, 2021.

Notary Public
My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 583905 DEEDWARR
03/04/2021 10:06:03 AM 2 pgs
Fees: $13.00 Taxes: $2,057.20

20210304-0028132

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phillip Edward Guerini 3504 General Bate Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 118 09 0 225.00

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, **John Hardy Huie, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip Edward Guerini**, ("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, Lot No. 6 and a triangle out of the South part of Lot No. 5, The First Addition to the Woodmont Boulevard Section of Marengo Park, of record in Plat Book 974, Page 83, Register's Office for Davidson County, Tennessee, and which is a Re-Subdivision of an unnumbered tract and a part of a closed unnamed street and a part of Lot No. 29 on the Plan of Woodmont Boulevard Section of Marengo Park, of record in Plat Book 1130, Page 2, said Register's Office.

Said Lot No. 6 and part of Lot No. 5 fronts 70 feet on the East side of General W. B. Bates Drive and runs back 198 feet, more or less, on the North line and 170.3 feet on the South line to a line in the rear which measures 152 feet.

Said Lot No. 6 and part of Lot No. 5 are further more particularly described in a prior deed of record in Book 3640, Page 567, said Register's Office, as follows:

Beginning at a point in the Easterly margin of Gen W. B. Bates Drive, the corner of Lots Nos. 5 and 6 at an iron pin, being the Southwest corner of the property conveyed to William H. Hobbs and wife by deed from Belmont Courts, Inc. of record in Book 1295, Page 21, said Register's Office; thence along Hobbs' Southerly line, Easterly 198 feet more or less to a point in the Easterly line of Lot No. 5 in the center line of an easement 20 feet wide for public utilities lying along the rear of said lots, said point also being 27 feet North from the corner of Lots Nos. 5 and 6, and also being 27 feet Southwest to a concrete monument set at the corner of Lots Nos. 3, 4 and 5, being Hobbs' Southeast corner; thence Southwesterly, along the East line of Lots 5 and 6, 152 feet to the common corner of Lot 6 and Lot 29 as shown on the plan of record in Book 974, Page 83, said Register's Office; thence with the line between said lots Northwesterly 170.3 feet to the Easterly margin of Gen. W. B. Bates Drive; thence with said Drive in a Northerly direction, around a slight curve, 70 feet to the point of beginning.

Being the same property conveyed to John Hardy Huie, a married man, by Warranty Deed from Nick L. Nail, III and wife, Leigh Ann Nail, of record in Instrument No. 20160229-0018731, in the Register's Office of Davidson County,

Tennessee, dated February 26, 2016 and recorded on February 29, 2016. Said property was never the marital residence of Grantor.

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 2021 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 The First Addition Woodmont Boulevard Section of Marengo Park, as recorded in Plat Book 974, Page(s) 83 and Plat Book 1130, Page 2.

This is improved property located at 3504 General Bate Drive Nashville TN 37204

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 1st day of March, 2021.

John Hardy Huie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Hardy Huie, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2021.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires