Karen Johnson Davidson County
Batch# 595279 DEEDWARR
03/18/2021 02:13:08 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20210318-0036227

WARRANTY DEED

ADAM H JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$285,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D & M Partners	New Owner	
(NAME) 6324 Alamo Place	(NAME) 363 Woodycrest Ave.	091 09 0 217.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GARY WADE HUTCHERSON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D & M PARTNERS**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 24 of Block "C" on the Crolywood Subdivision, Section-II, of record in Book 1130, Page 100, Register's Office for said County.

Said Lot No. 24 fronts 60 feet on the north side of Alamo Place and runs back between lines, 146.2 feet on the Westerly line and 145.9 feet on the easterly line, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to E. Harold Hutcherson and wife, Anna F. Hutcherson, by Warranty Deed from Odie M. Benson and wife, Zettie Jamison Benson, of record in Book 2438, Page 598, in the Register's Office of Davidson County, Tennessee, dated June 23, 1955 and recorded on June 30, 1955. E. Harold Hutcherson passed away on January 05, 1992 leaving Anna F. Hutcherson as sole surviving tenant by the entirety. Anna F. Hutcherson died intestate on March 26, 2019, Gary E. Wade Hutcherson is the sole Heir at Law pursuant to Affidavit of Heirship of record in Instrument No. 20201222-0152216, said Register's Office.

This was never the marital residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6324 Alamo Place, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Landy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TLE #: 6-410-216324

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 2nd day of February, 2021

GARY WADE HUTCHERSON

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 Gary Wade Hutcherson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of March, 2021.

Commission expires: 10/2/23

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.