Karen Johnson Davidson County
Batch# 622667 DEEDWARR
04/26/2021 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20210426-0055443

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2021.

_____
Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0222

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard A. Huth and Brandy J. Huth, husband and wife	Patriot Bank	Map: 098130C21000CO
(NAME) 3804 Leona Pass	(NAME) 8376 Hwy 51 N	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Millington, TN 38053	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($535,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RICHARD A. WILLIAMS, JR. AND WIFE, LILLIAN M. WILLIAMS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RICHARD A. HUTH AND BRANDY J. HUTH, HUSBAND AND WIFE,

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:

Being Lot No. 198 on the Plan of Phase 5, Section 2, The Meadows of Seven Points, of record in Instrument 20061207-0151442, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard A. Williams, Jr. and wife, Lillian M. Williams, by deed from Frank Batson Homes, Inc., of record in Instrument No. 20080604-0057206, dated May 29, 2008, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20061207-0151442, said Register's Office; (3) Open Space Maintenance Agreement of record in Book 11670, Page 822, Register's Office for said County; (4) Sanitary Sewer and or Storm Drainage Easement of record in Instrument 20160923-0100365, Register's Office for said County; (5) Sanitary Sewer Easement of record in Instrument No. 20080507-0047180, said Register's Office; (6) Access and Maintenance Agreement of record in Book 11738, Page 776, Register's Office for said County; (7) Articles of Organization of record in Book 11621, Page 867, said Register's Office; (8) Charter for Homeowner's Association of record in Instrument 20000322-0028986, said Register's Office; (9) Quitclaim Deed Common Area to HOA of record in Instrument No. 20090721-0068473, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11670, Page 822, and Book 11670, Page 837, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3804 Leona Pass, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 23rd day of April, 2021.

Richard A. Williams, Jr.

Lillian M. Williams

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 Richard A. Williams, Jr. and Lillian M. Williams, 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, 23rd day of April, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.