This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

Karen Johnson Davidson County
Batch# 645165 DEEDWARR
05/27/2021 09:35:14 AM 2 pgs
Fees: $13.00 Taxes: $1,420.80



20210527-0071793

ADDRESS NEW OWNER:
Elizabeth Mary Robert et vir
2761 Call Hill Road
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
InterLinc Mortgage Services, LLC
5875 N. Sam Houston Pkwy. West #300
Houston, TX 77086

Map/Parcel
172-12-OB-13400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John Walleigh Jr, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Elizabeth Mary Robert and Kurtis Daniel Hage, wife and husband**, 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, TN, being **Lot No. 457, Resubdivision of Lots 456 & 457, Section Seven, Bradford Hills**, of record in Book 6050, page 502, as amended by Instrument #20210512-0064085, of the Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Walleigh, Jr and wife, Barbara Walleigh, by Warranty Deed dated June 11, 1992, from Tazdian Construction, Inc. of record in Book 8650, Page 670, Register's Office for Davidson County, Tennessee. Barbara Walleigh died on September 8, 2005, leaving John Walleigh, Jr. as the surviving tenant by the entirety.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **improved** property known as **2761 Call Hill Road, 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 GRANTEES, their heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the **25th** day of **May, 2021**.

John Walleigh Jr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John Walleigh Jr,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of May, 2021.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 1/30/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $384,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of May, 2021.

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

NOTARY PUBLIC

My Commission Expires: _____

File No. 21046567