6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 645496 DEEDWARR
05/28/2021 08:25:59 AM 2 pgs
Fees: $13.00 Taxes: $3,193.10

20210528-0072184

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $863,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2021

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 05, 2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Meghann Zolan	Meghann Zolan	16900011100
(NAME)	(NAME)	
8617 Haselton Road	8617 Haselton Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John R. Hutcherson and Nancy E. Hutcherson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Meghann Zolan,** 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, State of Tennessee, described as follows, to wit:

Lot #2 of Haselton Subdivision, Section Two as shown by Plan of record in Book 6250, Page 805, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nancy Evans Hutcherson, Trustee by deed dated July 14, 1988 from John E. Haselton and wife, Barbara C. Haselton and W.E. Haselton and wife, Suzanne H. Haselton of record in Book 7600, Page 172, Register's Office for Davidson County, Tennessee. Thereafter Nancy Evans Hutcherson, Trustee, Amon Carter Evans and Deborah Evans conveyed said property to Nancy Hightower Evans by deed dated November 19, 1996 of record in Book 10288, Page 869, Register's Office for Davidson County, Tennessee. Thereafter Nancy Hightower Evans conveyed her interest in said property to John R. Hutcherson and Nancy E. Hutcherson by deed dated April 6, 2010 in Instrument No. 20100406-0025637, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8617 Haselton Road, Nashville, TN 37221
(House Number) (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 my/our hands this 24th day of May, 2021.

John R. Hutcherson

Nancy E. Hutcherson

State of Tennessee
County of Davidson

On this 24th day of May, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared John R. Hutcherson and Nancy E. Hutcherson, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 24th day of May, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 21-Zolan

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN