WARRANTY DEED

Karen Johnson Davidson County
Batch# 651888 DEEDWARR
06/08/2021 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,296.85
20210608-0076687

STATE OF TENNESSEE, COUNTY OF DAVIDSON ~~Williamson~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,500.00

Affiant

Subscribed and sworn to me on June 3, 2021.

NOTARY PUBLIC

My Commission Expires: 5/14/2025

CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34690

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Amanda Quinton 119 Stirton Road Nashville, TN 37210	New Owner	119-03-0--057.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Julia D. Fenn (now known as Julila Hoskins) and husband, Evan Hoskins, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Amanda Quinton, a single woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Crescent Heights of record in Plat Book 2331, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julia D. Fenn, a single person by Warranty deed from Derek N. Frizzell a single person of record in Instrument No. 20150507-0041986 Register's Office for Davidson County, Tennessee, dated May 06, 2015 and recorded on May 07, 2015.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to all matters shown on the Plan of record in Plat Book 2331, Page 106, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 2495, Page 513, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Easement Deed to U.S. Sprint Communications Co. of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewers/storm drainage of record in Book 4337, Page 359, in the Register's Office for Davidson County, Tennessee.
6. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 119 Stirton Road, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 3rd day of June, 2021.

Julia D. Fenn now known as Julia Hoskins

Julia D. Fenn (now known as Julila Hoskins)

Evan Hoskins

Evan Hoskins

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 3, 2021, before me personally appeared Julia D. Fenn (now known as Julila Hoskins) and husband, Evan Hoskins to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 3, 2021.

Dayne Paul Geyer

NOTARY PUBLIC

My Commission Expires: May 7, 2024

DAYNE PAUL GEYER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES May 07, 2024

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 02/11/2024