Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 673584 DEEDWARR
07/08/2021 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20210708-0092465

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of July, 2021.

Notary Public:
My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
John Huff, III 1020 N. 6th Street Nashville, TN 37207	New Owner 1020 N. 6th Street Nashville, TN 37207	082-04-0-115.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Macy D. Hale, an unmarried woman**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **John Huff, III, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being the southerly 4 feet of Lot No. 128 and the northerly 30-2/3 feet of Lot No. 129 on the plan of Wills, Sharpe & Crutchers Addition to Northeast Nashville, as shown by plat of record in Plat Book 57, Page 82, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 128 and 129 front together 34-2/3 feet on the westerly margin of North Sixth Street and extend back 165 feet on the northerly and southerly parallel lines, to a dead line in the rear measuring 34-2/3 feet thereon.

BEING the same property conveyed to Macy D. Hale, unmarried person, by Warranty Deed from Michael Ferral and Caroline Miller, husband and wife, dated 6/9/2020 and recorded 6/19/2020 in Instrument No. 20200619-0065163, in the Register's Office of Davidson County, Tennessee.

PRIOR CHAIN OF TITLE:
Being the same property previously conveyed to Michael Ferral, unmarried, and Caroline Miller, unmarried by Warranty Deed from Zachary A. Newsom and Joyce A. Newsom, husband and wife dated January 30th 2017 and recorded February 7th 2017 of record in Instrument No. 20170207-0012719, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

2021 Davidson County taxes; a lien not yet due and payable.

Subject to all existing easements and all matters shown on plat of record in Plat Book 57, Page 82, in the Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (__XX) improved (____) unimproved property, known as: 1020 N 6th Street, Nashville, TN 37207

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(s), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 hand(s) this the 6th day of July, 2021.

Macy D. Hale

State of Tennessee)
County of Sumner)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State the within named Macy D. Hale, the bargainor(s), 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 6th day of July, 2021

Commission Expires: 10/18/22

Notary Public: Brenda Huntsman



Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 6, 2021.

Date

Affiant Signature

July 6, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of July, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON