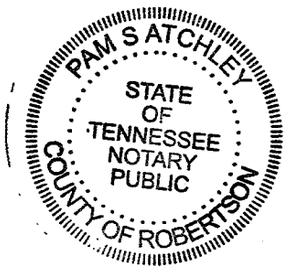
Karen Johnson Davidson County
Batch# 674438 DEEDWARR
07/09/2021 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20210709-0092776

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-20-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrick Hutchison	New Owner	Map & Parcel 060 08-0 062.00
(NAME)	(NAME)	
118 Ben Allen Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, I, Vickie Lynn Cawthon, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patrick Hutchison and Tiffany Hutchison, husband and wife and Connie Jordan, 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, Tennessee, being Lots Nos. 19, 20 and 21 of Block "B" on the Plan of Highland Park, as of record in Book 974, Page 33, Register's Office for said County.

Said Lots adjoin and from together 77.0 feet, more or less, on the southerly side of Ben Allen Road, or Lane, and runs back between lines 153-1/2 feet on the east of Lot No. 21 , and 140-1/3 feet on the west line of Lot No. 18, Block "B", on which they measure 75 feet.

Being the same property conveyed to Vickie Lynn Cawthon by deed from James W. Cawthon and wife, Vickie L. Cawthon of record in Record Book 5870, Page 525, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Book 974, Page 33, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 118 Ben Allen Road, Nashville, TN 37207

(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 hand this 2nd day of July, 2021.

Vickie Lynn Cawthon

Vickie Lynn Cawthon

STATE OF TENNESSEE

COUNTY OF Robertson

On this 2nd day of July, 2021, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Vickie Lynn Cawthon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5-20-25

PAM SATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public,

Certificate of Authenticity

I, Kathy Lee, 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 7/2/21.

Date

Affiant Signature

7/7/21

Date

State of TENNESSEE

County of ROBERTSON

Sworn to and subscribed before me this 7th day of July, 2021.

Notary's Signature

My Commission Expires: 5·20·25

Date

Notary's Seal (if on paper)

