# WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 01-04-25

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kimberly Hoverman and Zachary Hoverman | Kimberly Hoverman and Zachary Hoverman | 014 00 0 001.00 |
| (NAME) 223 51st Avenue North | (NAME) 223 51st Avenue North | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Nashville, TN 37209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 677089 **DEEDWARR**
07/15/2021 09:36:20 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20210715-0095126

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Cason Hayes, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kimberly Hoverman and Zachary Hoverman, wife and husband hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A TRACT of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described according to a copy of a survey made by J.P. Gallaher, Surveyor of Ashland City, Tennessee, dated August 24, 1960, as follows:

BEGINNING at a point in the center line of Harper Road at the southeast corner of the Binkley tract; thence with the center of said road, South 15-1/2° West 20-2/5 poles; thence leaving said road along Poole's new line, North 72° West 45.2 poles to a point in the East line of the Bracey Tract; thence with the East line of the same, North 2° East 8.6 poles to a point in Binkley's line; thence with his line, South 87° East 47 1/5 poles to the point of beginning, containing 4 acres 29 poles, more or less.

Being the same property conveyed to Cason Hayes by Warranty Deed from Charlotte D. Holt, unmarried, dated 06/11/2021 and recorded 06/15/2021, of record in Instrument 202106150080435, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ 7389 Harper Road, Joelton, TN 37080

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 14th day of July, 2021.

Cason Hayes

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 Cason Hayes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of July, 2021.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**100 Bluegrass Commons Blvd, Ste 115**
**Hendersonville, TN 37075**