Karen Johnson Davidson County
Batch# 700384 DEEDWARR
08/18/2021 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210818-0111824

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13140-AP

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/6/24

(AFFIX SEAL)

SPENCER LAMBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

02-NSH21-02432

Address of New Owner:	Send Tax Bills to:	Tax Information:
Stephen Edward Hutson and Christina Grace Hutson 217 Ash Grove Drive Nashville, TN 37211	Stephen Edward Hutson and Christina Grace Hutson 217 Ash Grove Drive Nashville, TN 37211	162 10 0 219.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert L. Baldwin and Susan R. Baldwin, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Stephen Edward Hutson and Christina Grace Hutson, husband and wife**, hereinafter called the Grantees, their successors 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 Lot No. 92 on the Plan of Hickory View, Section Four, of record in Book 6900, Page 373, Register's Office for said County.

Said Lot No. 92 fronts 123.45 feet on the Southwesterly side of Ash Grove Drive and extends back between converging lines, 274.42 feet on the Southeasterly line and 245.08 feet on the Northwesterly line to the point of convergence.

Being the same property conveyed to Robert L. Baldwin and wife, Susan R. Baldwin, as tenants by the entirety, by Warranty Deed from R.E. Potter, Inc., a Tennessee Corporation, of record in Book 7711, Page 514, in the Register's Office of Davidson County, Tennessee, dated November 23, 1988 and recorded on November 28, 1988.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 217 Ash Grove Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of August, 2021

Robert L. Baldwin

Robert L. Baldwin

Susan R. Baldwin

Susan R. Baldwin

STATE OF TENNESSEE

COUNTY OF Williamson

On this 16th day of August, 2021, before me personally appeared Robert L. Baldwin and Susan R. Baldwin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 5/10/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/16/2021 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 08/16/2021

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 16 **day of** August **,** 2021 **.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

