This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $600,000.00.

Emilee Gibson
Affiant

Subscribed and sworn before me this the 25 day of August, 2021.

Kelly Dorsey
Notary Public
My commission expires: 2.22.25

Kelly Dorsey Notary Public State of Tennessee Rutherford County

Karen Johnson Davidson County
Batch# 707515 DEEDWARR
08/31/2021 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210831-0117299

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John Gregory Hatfield, Maggie Hatfield, Dylan Craig Musser, and Macy Alexandra Musser 130 Spring Valley Road Nashville, TN 37214	New Owner	095-04-0 200.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHELLEY L. TODD, A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MACY MUSSER AND DYLAN MUSSER, HUSBAND AND WIFE, AND JOHN G. HATFIELD AND MARGARET HATFIELD, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 40 on the Plan of Bluefields, of record in Plat Book 843, Page 34, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the West Margin of Spring Valley Road, 75 feet South of the corner of Lots No. 40 and 39 being the corner of the property conveyed to Walter Lathrop and wife, by deed of record in Book 1198, Page 143, Register's Office; thence with Lathrop's South line Westerly 259.2 feet to a point which is 75 feet South of the line between the said Lots 40 and 39; thence Southerly 81.7 feet to a point; thence Easterly 256 feet more or less to the West Margin of Spring Valley Road; thence with the margin of the same, Northerly 90 feet to the beginning.

Being the same property conveyed to Shelley L. Todd, a single woman, by deed dated 08/14/2018, from C. Todd Elkins and wife, Kimberly A. Elkins, of record in Instrument No. 20180815-0080700, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 130 Spring Valley Road, Nashville, TN 37214.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

S.T.

Witness my hand this the 25th day of August, 2021.

Shelley L. Todd

Shelley L. Todd

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shelley L. Todd, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of August, 2021.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Emilee Gibson, 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 8/25/21 (date of document).

Emilee Gibson
Affiant Signature

8/30/21
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 30th day of August, 2021.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

