Karen Johnson Davidson County
Batch# 710834 DEEDWARR
09/07/2021 10:46:21 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20210907-0119427

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0486

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 405,000.00

Nancy Lee Jordan
Affiant

BETH A. FISCHER
MY COMMISSION # GG 310118
EXPIRES: March 10, 2023
Bonded Thru Notary Public Underwriters

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of August, 2021

Notary Public

Commission Expires: 3-10-23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anna Kathryn Maggard 601 Roundhill Place Nashville, TN 37211	SAME	172-12-0B-296-00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Nancy Lee Jordan, an unmarried person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anna Kathryn Maggard, unmarried

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 Lot No. 474 on the Plan of Bradford Hills, Section Thirteen, of record in Plat Book 7900, Page 661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Nancy Lee Jordan, an unmarried person, by Warranty Deed from Edward Lee Hurt and Kathleen M. Hurt, husband and wife, dated 6/18/2020 and recorded 6/23/2020 in Instrument Number 20200623-0067410; and the same property previously conveyed to Edward Lee Hurt and wife, Kathleen M. Hurt by Warranty Deed from John Westley Avrett and wife, Tracy J. Avrett, dated 5/23/2008 and recorded 5/29/2008 in Instrument Number 20080529-0054655, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 601 Roundhill Place, Nashville, TN 37215.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

9. The deponent(s) know(s) of no other real estate mortgages on the property other than the mortgage(s) disclosed on the title insurance commitment AND deponent(s) have not made any draws against any open equity line loans secured by the above referenced real estate that are to be paid down or closed as a condition of the loan.

10. That unless otherwise indicated, the real estate has not been used as collateral for a loan made to a person other than the deponent(s) or to a business in which the deponent(s) has (have) an interest. If so, please list below.

11. There are no purchase money obligations being created in this transfer in favor of any seller.

12. There are no mobile or manufactured houses located on the real estate that have not been previously disclosed.

13. If you have evidence of prior title insurance on this property, you may be entitled to a reduced premium. Please contact the above agent for details.

Note any exceptions to the above statements here: _____

_____

_____

The undersigned agree(s) to indemnify Investors Title Insurance Company for any loss or expense, including reasonable attorney fees, it may incur by reason of its reliance on the accuracy of the statements made herein.

FURTHER DEPONENT(S) SAYETH NOT.

SELLER/BORROWER:

Nancy Lee Jordan

Nancy Lee Jordan

Executed, subscribed and sworn to me this 30th day of August, 2021.

Notary Public [NOTARY SEAL]

My Commission Expires: 3-10-23

BETH A. FISCHER
MY COMMISSION # GG 310118
EXPIRES: March 10, 2023
Bonded Thru Notary Public Underwriters