Send Tax Statements To:
New Owner

Name and Address of New Owner:
Justin Hudson
112 Orchard Drive
Old Hickory, TN 37138

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel 04411001800

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **MATT SIEVERS AND ELIZABETH SIEVERS, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **JUSTIN HUDSON, AN UNMARRIED MAN AND AUBREY BALLARD, AN UNMARRIED WOMAN, AS JOINT TENANTS,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Old Hickory, and being described as follows, to-wit:

> Being all of Lot No. 151, on the plan of Section "A" Village of Old Hickory, according to plat and survey appearing of record in Plat Book 1424, page 68, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Matt Sievers and Elizabeth Sievers, husband and wife, by deed from Secretary of Housing and Urban Development, dated May 3, 2018, appearing of record in Instrument Number 20180508-0044197, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Easements of record in Book 2203, page 388; and to any and all matters shown on said plat and survey of record in Plat Book 1424, page 68; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JUSTIN HUDSON, AN UNMARRIED MAN AND AUBREY BALLARD, AN UNMARRIED WOMAN, AS JOINT TENANTS**, their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Karen Johnson Davidson County
Batch# 722012 DEEDWARR
09/22/2021 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20210922-0127654

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 20th day of September, 2021.

Matt Sievers

Elizabeth Sievers

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Matthew Sievers and Elizabeth Sievers, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Old Hickory, Tennessee, this the 20th day of September, 2021.

CHRISTY FIELDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 8-19-2024

NOTARY PUBLIC
My Commission Expires: 8.19.24

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $305,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 20 day of September, 2021.

NOTARY PUBLIC
My Commission Expires: 4/23/2025

Crystal Johnson State of Tennessee Notary Public Sumner County

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 9/20/2021 (date of document).

Affiant Signature

9/21/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 21 day of Sept., 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

