Karen Johnson Davidson County
Batch# 723104 DEEDWARR
09/24/2021 08:55:30 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20210924-0128336

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 PUTNAM

The actual consideration or value, whichever is greater is $250,000.00.

Affiant

D.B. RB

Subscribed and sworn before me this the 15th day of September, 2021.

Notary Public
My commission expires: 07/21/2024

SHARON M. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF JACKSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Amy Wise 436 Ewing Lane Nashville, TN 37207	AMY WISE 436 EWING LANE NASHVILLE, TN 37207	060-01-0 032.00

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, DANIEL BABCOCK AND RACHAEL BABCOCK, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AMY WISE AND EMILY HUTCHENS AND GLENN HUTCHENS, 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 Lot No. 26 on the Plan of Section One, Aldrich Heights, of record in Plat Book 2083, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 26 fronts 75 feet on the Southerly side of Old Ewing Lane and runs back between lines measuring 306.47 feet on the West line and 280 feet on the Easterly line to a dead line in the rear, measuring 79.47 feet thereon

Being the same property conveyed to Daniel Babcock and Rachael Babcock, husband and wife, by deed dated 03/09/2017, from Shavkat Ashurov, married, of record in Instrument No. 20170511-0046787, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 436 Ewing Lane, Nashville, TN 37207.

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.

Witness my hand this the ~~15th~~ 14TH day of September, 2021. D.B. RB

Daniel Babcock

Rachael Babcock

STATE OF TENNESSEE
COUNTY OF PUTNAM

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel Babcock and Rachael Babcock, 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 ~~15th day~~ 14TH DAY of September, 2021.

My commission expires: 07/21/2024

Notary Public

SHARON M. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF JACKSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 9/14, 2021.

9/16/2021

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174

CLIFFORD LIPPARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 16 day of SEPTEMBER, 2021.

NOTARY PUBLIC
My Commission Expires: 3/3/2025