WARRANTY DEED

Karen Johnson Davidson County
Batch# 736451 DEEDWARR
10/14/2021 01:41:30 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20211014-0138319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF October, 2021

Notary Public

MY COMMISSION EXPIRES: 10.20.2024

BROOKE BERGERON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-20-2024

(AFFIX SEAL)

MST 2021-1936

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Roddick and Rachel Roddick	New owner at	104-01-0-143.00
(NAME)	(NAME)	
162 37th Avenue North	property address	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Robert D. Hood, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Roddick and Rachel Roddick, husband and wife,** 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 the northerly 25 feet of Lot No. 26 and Lot No. 27 on the Plan of Westdale Subdivision of record in Plat Book 547, Page 50, 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 part of said Lot No. 26 and Lot No. 27 adjoin and front together 75 feet the easterly side of 37th Avenue North, Formerly Pilcher Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert D. Hood, a single man by Warranty deed from Charles M. Munter and Claire P. Syler, husband and wife of record in Instrument No. 20100629-0050870 Register's Office for Davidson County, Tennessee, dated June 25, 2010 and recorded on June 29, 2010. The said Robert D. Hood having since married.

The subject property is neither the principal residence of Grantor nor his spouse or any dependents.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters shown on the Plan of record in Plat Book 547, Page 50, Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Book 1913, Page 462, in the Register's Office for Davidson County, Tennessee.

This property, known as 162 37th Avenue North, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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/our hand(s) this 12th DAY OF Oct, 2021.

Robert D Hood by Yvette Meldrum his attorney-in-fact

Robert D. Hood by Yvette Meldrum, his Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Robert D. Hood, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Robert D. Hood, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 13 day of October, 2021.

Notary Public

My Commission Expires: 4-20-2024

(SEAL)

ANGELA R WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-20-2024

True Copy Certification

I, Yvette Meldrum, 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 Oct. 12, 2021

Signature 10/12/21 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of October, 2021

10.20.2024
My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024