Karen Johnson Davidson County
Batch# 741962 DEEDWARR
10/22/2021 02:49:30 PM 2 pgs
Fees: $13.00 Taxes: $895.40
20211022-0142442

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00.

Affiant

CRYSTAL MARCRUM-POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-2023

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: July 3, 2023

(AFFIX SEAL)

W-HFR-21-424

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Destin Haight	SAME	
(NAME) **424 English Ivy Dr.**	(NAME) SAME	**161-11-0D-067.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD BLOCK, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DESTIN HAIGHT, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 67 on the Plan of Phase VII for Villages of Brentwood, as shown by plat appearing of record in Plat Book 6900, Page 777, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard Block, married by Warranty Deed from Mary Katherine Anderson, Unmarried of record in Instrument No. 20210621-0083411 Register's Office for Davidson County, Tennessee, dated June 15, 2021 and recorded on June 21, 2021. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6900, Page 777, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7231, Page 789, Book 7472, Page 108 and Book 7679, Page 109, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Villages of Brentwood Homeowner's Association of record in Book 7663, Page 928, in the Register's Office for Davidson County, Tennessee.
- Charters of Villages of Brentwood Homeowners Association and Villages of Brentwood Townhouse Homeowners Association of record in Book 6158, Page 352, Book 7599, Page 914, Book 7925, Page 41, Book 7936, Page 332, Book 8152, Page 927 and Book 8163, Page 593, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8197, Page 338, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20130419-0039360, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **424 English Ivy Dr., Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF OCTOBER, 2021.

Richard Block

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD BLOCK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of October, 2021.

Notary Public
My Commission Expires: 1·3·2022
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 OCTOBER 15, 2021.

10/15/2021
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 15 day of OCTOBER, 2021.

NOTARY PUBLIC
My Commission Expires: 3/3/2025

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