Karen Johnson Davidson County
Batch# 744737 DEEDWARR
10/27/2021 11:03:30 AM 2 pgs
Fees: $13.00 Taxes: $3,311.50

20211027-0144307

Y DEED

Amie Swanson
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $895,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2021

Notary Public

MY COMMISSION EXPIRES: 4-24-2023.

(AFFIX SEAL)

MST 2021-1964

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
Melissa Platt and Andrew Platt	NEW OWNER	
(NAME)	(NAME)	
6937 Shelly Trail		172-11-0B-009.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Anne Bennett Hunter and David Scott Bennett, Jr. a married couple,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Platt and Melissa Platt, 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 Lot No. 9 on the Plan of Final Plat, Christiansted Valley Reserve, A Cluster Lot Subdivision of record in Plat at Instrument No. 20141223-0117560, 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 David S. Bennett, Jr., an unmarried man and Anne H. Williams, an unmarried woman by Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No. 20150806-0078377 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 06, 2015 and Instrument of Correction of Deed recorded on September 03, 2015 in Instrument No. 20150903-0090049.

Being the same property conveyed to David S. Bennett, Jr., an unmarried man and Anne H. Williams, an unmarried woman, as joint tenants with rights of survivorship by Quitclaim deed from David S. Bennett, Jr., an unmarried man and Anne H. Williams, an unmarried woman of record in Instrument No. 20150916-0093804 Register's Office for Davidson County, Tennessee, dated September 08, 2015 and recorded on September 16, 2015.

Being the same property conveyed to Anne Bennett Hunter f/k/a Anne H. Williams and David Scott Bennett, Jr., a married couple by Quitclaim deed from David Scott Bennett, Jr. and Anne Bennett Hunter f/k/a Anne H. Williams of record in Instrument No. 20191226-0132912 Register's Office for Davidson County, Tennessee, dated December 17, 2019 and recorded on December 26, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record as Instrument Number 20141223-0117560, Register's Office of Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 306, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150223-0015580, Instrument No. 201905200047320 and Instrument No. 201905200047325 , Register's Office for Davidson County, Tennessee. Restrictions of record in Book 5708, Page 670, in the Register's Office for Davidson County, Tennessee. Stormwater Management Agreement of record in Instrument Number 20131121-0119969, in the Register's Office for Davidson County, Tennessee. Easements retained in Book 4712, Page 425, Register's Office for Davidson County, Tennessee. Easement and Joint Roadway Use and Maintenance Agreement of record in Book 5707, Page 706, as amended in Book 5720, Page 183, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 5696, Page 275, in the Register's Office for Davidson County, Tennessee. Restrictive Covenant for Mother-in-Law Apartment of record in Instrument Number 20180402-0030002, in the Register's Office for Davidson County, Tennessee. Rules and Regulations and Clarification Christiansted Valley Homeowners Association, Inc of record in Instrument Number 20170602-005138, in the Register's Office for Davidson County, Tennessee.

This property, known as 6937 Shelly Trail, Nashville, TN 37211
(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 22nd DAY OF OCTOBER, 2021.

Anne Bennett Hunter f/k/a Anne H. Williams

David Scott Bennett, Jr.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Anne Bennett Hunter f/k/a Anne H. Williams and David Scott Bennett, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of October, 2021.

Notary Public

My commission expires: 4/24/2023

Amelia Swanson
State of Tennessee Notary Public
(SEAL)
Williamson County