WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19220-DS

Karen Johnson Davidson County
Batch# 747199 DEEDWARR
11/01/2021 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20211101-0145854

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 3, 2025
(AFFIX SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Roger N. Hutson and Michael J. Hutson	FirstBank Mortgage	Parcel ID: 026 16 0 010.00
(NAME) 2415 Mansker Drive	(NAME) 341 Cool Springs Blvd.	
(ADDRESS) Madison, TN 37115	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **DeAnne R. Howard, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Roger N. Hutson and Michael J. Hutson, spouses married to each other**, 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. 28 on the Plan of Mansker Meadows, Section No. II, as of record in Plat Book 2663, Page 15 & 16, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 28 fronts 125 feet on the Easterly side of Mansker Drive and runs back between lines, 625 feet more or less, to the center line of Mansker Creek, on which it measures 243 feet, more or less.

Being the same conveyed to DeAnne R. Howard, married, by Warranty Deed from Dorothy G. Mogan, unmarried, of record in Instrument No. 20120705-0058945, in the Register's Office of Davidson County, Tennessee, dated June 29, 2012 and recorded on July 05, 2012.

Michael Howard, spouse of DeAnne R. Howard, joins in the execution of this instrument for the purpose of conveying his/her right, title, and interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2415 Mansker Drive, Madison, TN 37115

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 our hands this 8th day of October, 2021

DeAnne R. Howard

Michael Howard

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State DeAnne R. Howard, a married woman, and Michael Howard, her spouse, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of October, 2021.

Notary Public

My Commission Expires:

My Commission Expires
March 3, 2025

(SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 10/8/2021.

Kirsten Virden
Affiant Signature

10/8/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of October, 2021..

Bria Sawyers
Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

