WARRANTY DEED

Karen Johnson Davidson County
Batch# 756264 DEEDWARR
11/16/2021 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.37
20211116-0152601

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9.16.2024

(AFFIX SEAL)

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Tolman	Stephen Tolman	
(NAME)	(NAME)	
3006 Delaney Drive	3006 Delaney Drive	08408006400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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 considerations, the receipt of which is hereby acknowledged, **We J. Warren Hinkle Jr. and Earlene H. Hinkle, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Stephen Tolman and Kathleen Tolman, husband and wife**, hereinafter called the GRANTEE(S), their 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. 182 on the Map of Lincoya Hills, Section VII, as of record in Book 2331, Page 119, in the Register's Office for said County.

Said Lot No. 182 fronts 100 feet on the easterly side of Delaney Drive and runs back 342.6 feet on the northerly line, which is a broken line, and 307.1 feet on the southerly line, to a dead line in the rear, measuring 62.3 feet thereon.

Being the same property conveyed to J. Warren Hinkle , Jr. and wife, Earlene H. Hinkle by Installment Deed from Edith Viola Moncrief, a widow dated 06/29/1990 and recorded 06/29/1990, of record in Book 8142, Page 698, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 2331, Page 119, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3006 Delaney Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1465554
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 8th day of November, 2021.

J. Warren Hinkle Jr.

J. Warren Hinkle Jr.

Earlene H. Hinkle

Earlene H. Hinkle

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Warren Hinkle Jr. and Earlene H. Hinkle, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of November, 2021.

Tracey Thompson

Notary Public:
My Commission Expires: 3.8.2025

TRACEY THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 November 8, 2021.

Tracey Trumphour
Affiant
Date: 11-8-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 8 day of November, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY