Karen Johnson Davidson County
Batch# 763490 DEEDWARRSP
11/30/2021 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20211130-0158165

30904-3A AT / 21-3722 WWT

SPECIAL WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF
MY COMM. EXPIRES

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$230,000.00** Carmen Coats
Affiant

Subscribed and sworn to before me, this the **19th** day of **November, 2021.**

Eliza Whitfield
Notary Public

My commission expires: 5-5-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc. 2927 Berry Hill Drive, Nashville, TN 37204-3126
After recording return to: Wagon Wheel Title & Escrow 204 S 11th St, Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel B DePriest and Anne DePriest	New Owners	**080 08 0 420.00**
1211 7TH AVE N		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William R Hostettler Trust and Julie Burton Johnson, unmarried woman, and Carl A. Neuhoff, Jr., married man, each a 1/3 undivided interest, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel B DePriest and Anne DePriest, 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:

A tract of land in the first Civil District of Metropolitan Nashville, Davidson County, Tennessee that is the southerly 58 feet of Tract "B", shown on a survey of E.O. Hornbuckle Estates by Ragan-Smith-Murphy & Associates, INC. dated February 21, 1989, and being the southerly 58 feet of Parcel 14 on Metro Tax Map 80-8 and being more fully described as follows:

BEGINNING at an iron pin on the northeast right of way line of Hydes Ferry Road, a 50-foot right of way, and the northwest right of way line of Hornbuckle Lane, a 40-foot right-of-way, and proceeding as follows:

1. With the northeast right-of-way line of Hydes Ferry Road, N 31 deg. 45'00" W 58.00 feet; thence, 2. With a new line, N 57 deg. 45' 25" E 195.59 feet to a point on the common line of Tract "B" and "C" of said survey; thence, 3. With said line, S 30 deg. 00'00" E 58.04 feet to an iron pin on the northwest right-of-way line of Hornbuckle Lane; thence, 4. With said line, S 57 deg 45' 25" W 193.82 feet to the beginning and containing 11,288 square feet or 0.259 of an acre, more or less.

BEING the same property conveyed to Eric Johnson, William R. Hostettler 2008 Trust, and Carl A. Neuhoff, Jr. by Warranty Deed, dated June 08, 2018, from Rhythm Homes and Development, LLC and Bowser Homes615, LLC, of record in Instrument No. 20180611-0055479, Register's Office for Davidson County, Tennessee.

Eric Johnson having since died on July 15, 2020, leaving his wife, Julie Burton Johnson, as sole heir. Eric Johnson had no issue, natural or adopted. Julie Burton Johnson is also the sole beneficiary of Eric Johnson's unprobated Will. Affidavits of Inheritance recorded simultaneously herewith in Instrument No. 20211130015816**3** **and** 20211130015816**4** **in the Register's Office of Davidson County, Tennessee. Last Will and Testament of Eric P. Johnson recorded simultaneously herewith in Instrument No.** 20211130015816**2** **in the Register's Office of Davidson County, Tennessee.**

Certificate of Trust for The William R. Hostettler Trust can be found in Volume V1500, page 521, in the Register's Office of Dickson County, Tennessee.

BEING all of the same property conveyed to Rhythm Homes and Development, LLC and Bowser Homes615, LLC, by Warranty Deed dated May 4, 2018, from Lance David Hornbuckle and wife, Era Jean Hornbuckle, of record in Instrument No. 20180521-0048559, Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3964, Page 839 and in Book 4014, Page 664, Register's Office for Davidson County, Tennessee.

If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603 et seq.

This is unimproved property, known as **2924 Hydes Ferry Pike, Nashville, TN 37218**

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 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.
*claiming by, through, or under the said Grantor.

Witness my/our hand(s) this **19th** day of **November, 2021.**

William R. Hostettler Trust, dated May 2, 2008

William R. Hostettler, Trustee

Julie Burton Johnson

Carl A. Neuhoff, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **William R Hostettler, Trustee of the William R Hostettler Trust, dated May 2, 2008, Julie Burton Johnson , and Carl A. Neuhoff, Jr.,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **November, 2021.**

Notary Public

My Commission Expires: 5-18-24

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/23/2021 (date ~~of document~~).

Affiant Signature

11/23/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23RD day of November, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025