Karen Johnson Davidson County
Batch# 765032 DEEDWARR
12/02/2021 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,594.70
20211202-0159549

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $431,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/23/2023

(AFFIX SEAL)

RONETTA SUE LAMBERT STATE OF TENNESSEE NOTARY PUBLIC SUMNER 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
Kaitlyn Michelle Hitchcock	New owner	
(NAME)	(NAME)	
2416 Dennywood Drive		084 12 0 064.00
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37213~~ 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, **HJL Properties, GP,** a Tennessee general partnership (successor in interest by merger with HJL, LP, a Tennessee limited partnership) hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Kaitlyn Michelle Hitchcock and Aleq Bateman, wife and husband,** hereinafter called the GRANTEE(S), 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. 138 on the plan of Maplecrest of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to HJL, LP, a Tennessee limited partnership by Special Warranty Deed from Donald Carl Merryman and Janice Lynn Shepherd, Individually as heirs and as Co-Executors to the Estate of Mary Moore Merryman, dated 04/09/2012 and recorded 04/11/2012, of record in Instrument 201204110031103, Register's Office for Davidson County, Tennessee.

The said HJL LP merged into HJL Properties, GP on 2/26/2016 per instrument no.:20160226-0018547 Register's office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 1835, Pages 27-28, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 1874, Page 452, Register's Office for Davidson County, Tennessee. Public Utility Easement of recorded in Book 2012, Page 164, Register's Office for Davidson County, Tennessee. Easement of record in Book 4888, Page 680, 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 ☒ 2416 Dennywood Drive, Nashville, TN ~~37213~~ 37214

(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 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 ~~23rd~~ 24th day of November, 2021.

HJL Properties, GP

By: _____
Maria M. Mauthe, General Partner

By: _____
Laurie Eakes Ford, General Partner

State of Tennessee
County of Davidson

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Maria M. Mauthe and Laurie Eakes Ford, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the general partners of HJL Properties, GP, the within named bargainer, a partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Maria M. Mauthe and Laurie Eakes Ford as general partners.

Witness my hand and Official seal this ~~23rd~~ 24th day of November, 2021.

_____
Notary Public:
My Commission Expires: 5/2/22

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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

Certificate of Authenticity

I, **HADLEY ROPER** , 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 November 24, 2021.

Hadley Roper

Affiant Signature

11-24-2021

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11-24-2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

