WARRANTY DEED

Karen Johnson Davidson County
Batch# 767338 DEEDWARR
12/03/2021 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $10,730.00
20211203-0160599

File No. AT-21-1376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2021

TIFFANY WHITTLE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

Notary Public

MY COMMISSION EXPIRES: 4/30/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Randal Hysmith and Laura Hysmith	NEW OWNERS	
(NAME)	(NAME)	
3423 Hampton Avenue	3423 HAMPTON AVENUE	117-06-0-081.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	NASHVILLE, TN 37215	
(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, I/we, **Catherine V. Quinn, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan Randal Hysmith and Laura Cole Hysmith, husband and wife** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the Easterly 120 feet of the Westerly 230 feet of the Southerly part of Lot No. 27, on the plan of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May (not dated) 1910, as follows:

Beginning on the Southerly margin of Hampton Avenue at a point 1270 feet West of the center line of 23rd Avenue South; thence with the Southerly margin of Hampton Avenue Westwardly 120 feet to the Northeast corner of the property conveyed to Albert G. Bennett and wife, by deed from Lolette Hampton Hume, et al, of record in Book 1003, Page 88, Register's Office for said County; thence with the Easterly line of said Bennett Property Southwardly 345.3 feet, more or less, to the Northerly line of Lot No. 31; thence with said line Eastwardly 120 feet; thence Northwardly 345 feet, more or less, to the beginning.

Being the same property conveyed to Robert S. Quinn and wife, Catheryne V. Quinn by Warranty deed from John P. Brown, Jr. of record in Book 6657, Page 250, and as corrected by Scrivener's Affidavit of record in Instrument No. 20110210-0011707, said Register's Office for Davidson County, Tennessee, dated September 13, 1985 and recorded on September 16, 1985.

Being the same property conveyed to Catherine V. Quinn, a married woman by Quitclaim deed from Robert S. Quinn, a married man of record in Instrument No. 20170523-0050960 Register's Office for Davidson County, Tennessee, dated May 17, 2017 and recorded on May 23, 2017.

This is property more commonly known as 3423 Hampton Avenue, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 15th day of November, 2021.

Catherine V. Quinn

Catherine V. Quinn

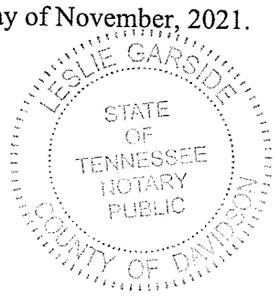
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2021, before me personally appeared Catherine V. Quinn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of November, 2021.

Leslie Garside

Notary Signature
My commission expires: 1/3/23



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 NOVEMBER 15, 2021.

Date

Affiant Signature

12/1/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of December, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON