Karen Johnson Davidson County
Batch# 769481 DEEDWARR
12/07/2021 03:31:23 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20211207-0162353

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-21-3728

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 36731-11-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me this 2nd day of December, 2021. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kiehl Carlquist Kaylen Carlquist 3728 Hillbrook Drive Nashville, TN 37211	NEW OWNER	Map and Parcel No.: 148 01 0 093.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Crystal L. Tesh, formerly known as Crystal L. Hurst, and Kenneth W. Tesh, wife and husband (collectively, "Grantors")**, have this day bargained and sold, and do hereby transfer and convey to **Kiehl Carlquist and Kaylen Carlquist, husband and wife (collectively, "Grantee")**, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3728 Hillbrook Drive, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 2nd day of December, 2021.

GRANTORS:

Crystal L. Tesh fka Crystal L. Hurst

Crystal L. Tesh, formerly known as Crystal L. Hurst

Kenneth W. Tesh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Crystal L. Tesh, formerly known as Crystal L. Hurst, and Kenneth W. Tesh, 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, at office, this 2nd day of December, 2021.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 8 on the Plan of Hillbrook, Section 2, as of record in Plat Book 3300, Pages 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Crystal L. Hurst, a single woman, by Warranty Deed from CML Properties, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20130614-0060787, in the Register's Office of Davidson County, Tennessee, dated June 12, 2013 and recorded on June 14, 2013.

The said Crystal L. Hurst having since married Kenneth W. Tesh, and now being known as Crystal L. Tesh. Kenneth W. Tesh joins in the execution for the express purpose of conveying all of his interest, marital or otherwise, in the subject property to Grantees.

This conveyance is made subject to:

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years, a lien, not yet due and payable, and assumed by Grantees.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillbrook, Section 2, as recorded in Plat Book 3300, Page(s) 12.

3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3277, Page 482 and amended in Book 3286, Page 375.