Karen Johnson Davidson County
Batch# 772445 DEEDWARR
12/13/2021 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20211213-0164468

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $300,000.00.

Affiant

Subscribed and sworn before me this the 30th day of November, 2021.

Notary Public
My commission expires: July 9, 2022

RACHEL GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hutton Investments, LLC	New Owner	106-13-0 105.00
2025 Hutton Drive		
Nashville, TN 37210		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ESTATE OF CLAUDIA GAYLE RABY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HUTTON INVESTMENTS, LLC, A(N) LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Woodycrest Subdivision, Section One, as of record in Book 1835, Page 25, Register's Office for Davidson County, Tennessee, as corrected in Book 1972, Page 113 (erroneously stated as page 123 in previous deed), said Register's Office, to which plan reference is here made for a more complete description.

Being the same property conveyed to Gayle Raby by Warranty Deed from Jason M. Poole and wife, Crystal M. Poole, dated 05/22/1997, of record in Book 10466, Page 574, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2025 Hutton Drive, Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30th day of November, 2021.

Janice Raby

Janice Raby, Administrator

Janice Raby

Janice Raby, Sole Heir-At-Law

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janice Raby, Sole Heir-At-Law, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2021.

My commission expires: 9-6-22

Notary Public

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Janice Raby, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Administrator of the within named bargainor, a Estate, and that she, as such Administrator, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said Janice Raby as such Administrator.

Witness my hand and official seal this 30th day of November 2021.

My Commission Expires: 9-6-22

Notary Public

202112130164468

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-30-21.

Affiant Signature

12-9-21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 9 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY