Karen Johnson Davidson County
Batch# 778475 DEEDWARR
12/22/2021 12:02:15 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20211222-0169204

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation, ,

RETURN TO:
BANKERS TITLE & ESCROW CORP.
8310 WEST END AVE STE. 540
NASHVILLE, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$700,000.00**.

James G. Hiett, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-8-24
(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| 4601 Dustin Lane, LLC | 4601 Dustin Lane, LLC | MAP: 132-09-0-129.00 |
| 718 Thompson Lane; Suite 106-273 | 718 Thompson Lane; Suite 106-273 | PARCEL: 132-09-0-129.00 |
| Nashville TN 37204 | Nashville TN 37204 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, /WE, **JAMES G. HIETT,, JR. AND WIFE, SHARON S. HIETT**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **4601 DUSTIN LANE, LLC**

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 certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being a part of the unnumbered 1.9 acre tract as shown on the Plan of Oak Hill Subdivision, No. 1, of record in Book 547, page 49, Register's Office for said County, and further described according to a survey by John Kohl dated October 14, 1985, as follows:

Beginning at a point in the Southerly margin of Battery Road at the Northeast corner of Lot No. 11 on said Plan; thence with the Southerly margin of said Road, South 89 degrees 32 minutes East 217.3 feet to a point at the beginning of a curve; thence around said curve, Southeasterly 46.63 feet to a point in the Northwesterly margin of Dustin Lane; thence with the Northwesterly and Westerly margin of said Lane, as follows; South 33 degrees 53 minutes West 142 feet to a point and South 25 degrees 13 minutes West 204.64 feet to a point and South 22 degrees 23 minutes West 220.86 feet to a point and South 8 degrees 25 minutes West 246.99 feet to a point, which said point is 125 feet north of Lot No. 10 as shown on the Plan of Oak Hill Valley, of record in Book 1835, pages 15 and 16, said Register's Office; thence leaving said Dustin Lane, North 3 degrees 48 minutes East 787.54 feet to the point of beginning.

Being the same property conveyed to James G. Hiett, Jr. and wife, Sharon S. Hiett, as tenants by the entirety by Warranty deed from Albert L. Wood and wife, Patsy L. Wood of record in Book 6703, page 233, Register's Office for Davidson County, Tennessee, dated November 01, 1985 and recorded on November 06, 1985. (Value or consideration shown in aforementioned deed $89,900.00.) Being also known as 4601 Dustin Lane Nashville, Tennessee 37220.

This is ☒ UNIMPROVED ☐ IMPROVED property known as: **4601 Dustin Lane, Nashville, TN 37220**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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(s) this the 21st day of December, 2021.

James G. Hiett,, Jr.

Sharon S. Hiett

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Hiett, Jr. and Sharon S. Hiett, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand this 21 day of December, 2021.

Notary Public

My Commission Expires: 1-8-24

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE