39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 801737 DEEDWARR
02/08/2022 11:42:03 AM 2 pgs
Fees: $13.00 Taxes: $1,413.40

20220208-0014415

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Phillip Riley Walker	Quicken Loans	12810009700
(NAME)	(NAME)	
642 Hicks Road	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jennifer Anderson and husband Eric Anderson and Jerry Choat,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Phillip Riley Walker, a single man,** 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:

Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Stacy Square, Section 3, of record in Book 4175, Page 154,Register's Office for said County.

Said Lot No. 195 fronts 72 feet on the northeasterly side of Hicks Road and extends back 162.27 feet on the northerly line and 163.1 feet on the southerly line to a dead line in the rear measuring 72.0 feet thereon.

Being the same property conveyed to Jennifer Anderson and husband Eric Anderson and Jerry Choate as joint tenants with right of survivorship, by deed of record in Instrument No. 20210601-0072874 Register's Office for Davidson County, Tennessee. The said deed erroneously spelled Jerry Choate, however it should have read Jerry Choat .

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 642 Hicks Road, Nashville, TN 37221
(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 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 hands this 7th day of February, 2022.

Jennifer Anderson

Eric Anderson

Jerry Choat

State of Tennessee
County of Davidson

Personally appeared before me Jennifer Anderson, Eric Anderson, and Jerry Choat, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of February, 2022.

Notary Public
My Commission Expires: _____

File No.: 16150

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2025