This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 812201 **DEEDWARR**
02/28/2022 09:55:32 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20220228-0022148

ADDRESS NEW OWNER:
Joseph Daniel & Ashley Hutchinson
1510 Monticello Avenue
Madison, TN 37115

SEND TAX BILL TO:
new owner

MAP/PARCEL 034-09-0-162.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy C. Flowers, a unmarried man, hereafter called the GRANTOR,** has bargained and sold, and by these presents, does transfer and convey unto **Joseph Daniel Hutchinson and Ashley Hutchinson, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Alta Loma Subdivision as shown on plat of record in Plat Book 3700, Page 126, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 100 feet on the westerly margin of Monticello Avenue and extends back between lines, 420 feet on the northerly line, and 417.67 feet on the southerly line, to a deadline in the rear in which it measures 100 feet.

Being the same property conveyed to Timothy C. Flowers, an unmarried man by Quitclaim deed from Timothy C. Flowers, divorced and not remarried, and Theresa C. Flowers, divorced and not remarried of record in Instrument No. 20190222-0016047 Register's Office for Davidson County, Tennessee, dated February 15, 2019, and recorded on February 22, 2019.

This is improved property known as: **1510 Monticello Avenue, Madison, Tennessee 37115.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his 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.

Possession to be given 23rd day of February, 2022.

WITNESS MY HAND on this the 23rd day of February, 2022.

Timothy C. Flowers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Timothy C. Flowers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 23rd day of February, 2022.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $460,000.00.

AFFIANT

Subscribed and sworn to before me this the 23rd day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 220034