Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 820057 DEEDWARR
03/11/2022 09:27:22 AM 2 pgs
Fees: $13.00 Taxes: $2,084.95

20220311-0028317

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027
P22-10038-PL

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$563,500.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-30-2024
(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Hunter Kai Roberts and Allison Bruce Simmons	Regions Mortgage	
949 Graybar Lane	2050 Parkway Office Circle	118-13-0-076.00
Nashville, TN 37204	Birmingham, AL 35244	
(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, I, **Jenna Van Weelden, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hunter Kai Roberts and Allison Bruce Simmons, husband and wife,**

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. 18 on the Map of Woodmont Boulevard Section of Marengo Park, of record in Plat Book 1130, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northerly margin of Graybar Lane, the common corner of Lots Nos. 18 and 19; thence with the line between said lots 168 feet to a point, the common corner of said Lots Nos. 18 and 19, and also Lots Nos. 15 and 16; thence with the line between Lot No. 18 and Lots Nos. 16 and 17, Easterly 163.2 feet to the Westerly margin of General W. B. Bates Drive; thence

with the margin of said Drive, around a curve; Southerly 170 feet to a point, the beginning of another curve; thence around said curve in a Southwesterly direction 30 feet to a point in the North margin of Graybar Lane; thence with the margin of the same, Westerly 62 feet to the point of beginning.

Being the same property conveyed to Jenna Van Weelden, single woman by Warranty deed from V. Thomas Chears, III. And Betty A. Littlepage a/k/a Betty a. Chears, husband and wife of record in Instrument No. 20180702-0063704 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 02, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and to be paid by Grantees; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as: **949 Graybar Lane, Nashville, TN 37204**

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 10th day of March, 2022.

Jenna Van Weelden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jenna Van Weelden,** the bargainor, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of March, 2022.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY