Karen Johnson Davidson County
Batch# 828704 DEEDWARR
03/25/2022 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20220325-0034841

WARRANTY DEED

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

Y-VRES-22-691

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandon Puckett and Kristin Puckett	American Pacific Mortgage Corp.	
(NAME)	(NAME)	**146-04-0-126.00**
691 Harding Place	300 Lava Ridge Ct., Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER TERRY AND HANNAH SELLERS TERRY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON PUCKETT AND KRISTIN PUCKETT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 505 on the Plan of Section Nine, Caldwell Hall of record in Plat Book 3300, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 505 fronts 82 feet on the Southerly side of Harding Place and extends back 267.55 feet on the Easterly line and 312.2 feet on the Westerly line, to a dead line in the rear on which it measures 76.3 feet.

Included but expressly excluded from the above description is a tract of land as follows:

Real property located in Nashville and Davidson County, Tennessee, being 4 feet in width, lying South of, adjacent to and parallel with the existing Southerly right-of-way of Harding Place as shown on the attached "Right-of-Way Exhibit" included with the Warranty Deed of record as Instrument No. 20130819-0086576, Register's Office for Davidson County, Tennessee. The described tract contains an area of 327.4 square feet, more or less.

Being the same property conveyed to Christopher Terry and Hannah Sellers Terry, husband and wife by Warranty Deed from B and H Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20180605-0054023 Register's Office for Davidson County, Tennessee, dated June 01, 2018 and recorded on June 05, 2018.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3300, Page 25, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1788, Page 108 and Book 3285, Page 488, in the Register's Office for Davidson County, Tennessee.
- TVA Line Easement of record in Book 1130, Page 610 and Book 1237, Page 371, in the Register's Office for Davidson County, Tennessee.
- Easement to State of Tennessee of record in Book 10421, Page 229, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Number 20130819-0086575 and 20130819-0086576, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **691 Harding Place, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 18th DAY OF MARCH, 2022.

Christopher Terry

Hannah Sellers Terry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER TERRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of March, 2022.

Notary Public
My Commission Expires: 5.2.22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANNAH SELLERS TERRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of March, 2022.

Notary Public
My Commission Expires: 5.2.22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 18, 2022.

Affiant Signature

Date: 3/18/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this March 18, 2022.

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

