Karen Johnson Davidson County
Batch# 832874 DEEDWARR
03/31/2022 02:46:08 PM 2 pgs
Fees: $13.00 Taxes: $2,016.50
20220331-0037674

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

W & I Ref: (DM) Title No.: 62479
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Maryann Mize Dennis R. Mize 7045 Bay Cove Trail Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 141120B00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$545,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ken Scott Hibbitt and Monica Perry Hibbitt, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Maryann Mize and Dennis R. Mize, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Southampton, Phase I, of record in Book 5200, page 464, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ken Scott Hibbitt and wife, Monica Perry Hibbitt by Warranty Deed from Logan Shillinglaw, III and Joan Hensley Shillinglaw, dated June 30, 1986 and recorded on July 21, 1986, of record in Book 6923, page 850, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 464, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 5971, page 839, and Bylaws in Book 6355, page 517, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; and Charter if Southampton Homeowners Association, Inc. of record in Book 6323, page 132, said Register's Office.

This is improved property, known as 7045 Bay Cove Trail, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of March, 2022.

Ken Scott Hibbitt

Monica Perry Hibbitt

Monica Perry Hibbitt

State of Tennessee

County of Davidson

On this 30th of March, 2022, before me the undersigned authority, personally appeared Ken Scott Hibbitt and Monica Perry Hibbitt, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2023

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $545,000.00.

Affiant

Sworn and subscribed before me this 30th day of March, 2022.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022