THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220339833** Karen Johnson Davidson County Batch# 836641 DEEDWARR 04/08/2022 01:42:30 PM 3 pgs Fees: $18.00 Taxes: $1,036.00 20220408-0041438	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me, this 25th day of March, 2022. Notary Public My Commission Expires: 10/23/2023

RONETTA SUE LAMBRECHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Grace E. Hollowell 1103 Bryan Street Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 044 15 0 231.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer F. Masterson, an unmarried woman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grace E. Hollowell, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 139, Plan of Section C, Village of Old Hickory, a/k/n E.I. DuPont Nemours and Company's Subdivision, of record in Plat Book 1424, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer F. Masterson, an unmarried woman, by Warranty Deed from Jeremy M. Pratt and wife, Catherine Pratt, of record in Instrument No. 20160906-0093168, in the Register's Office of Davidson County, Tennessee, dated August 31, 2016 and recorded on September 6, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section "C" Village of Old Hickory, as recorded in Plat Book 1424, Page(s) 66.
Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2014, Page 340.
Covenants, Conditions and Restrictions as set forth in Release recorded in Book 2447, Page 151.

This is improved property located at 1103 Bryan Street Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of March, 2022.

Jennifer F. Masterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer F. Masterson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2022.

Notary Public
My Commission Expires: 7-9-2022

Certificate of Authenticity

I, **HADLEY ROPER**, 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 25, 2022.

Hadley Roper
Affiant Signature

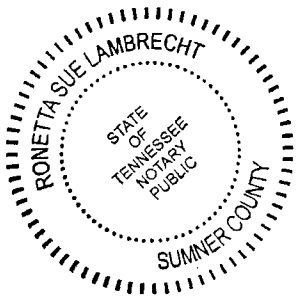
03/25/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 03/25/22.

Notary's Signature



My Commission Expires: **10/23/2023**

Notary's Seal