BOX #14

G#35706-2

WARRANTY DEED

State of Tennessee
County of Davidson

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

Affiant

Subscribed and sworn to before me, this the 13th day of April, 2022.

Notary Public

My commission expires: 12/14/24

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 841297 DEEDWARR
04/18/2022 01:04:06 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20220418-0044298

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Anne Northcutt Hosfield	**"New Owner"**	**160 08 0 A 003 00 CO**
668 Hill Road		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Larry B. Northcutt and Anne N. Hosfield, as Co-Executors of the Estate of Dixon L. Northcutt
and
Larry B. Northcutt and Anne N. Hosfield, as Co-Executors of the Estate of Isabel S. Northcutt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anne Northcutt Hosfield

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. 3 on the Plan of Resubdivision of Lot Nos. 3, 4 & 5, Maxwell Crossing, of record in Plat Book 7900, Page 492, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Dixon L. Northcutt and wife, Isabel E. Northcutt, by Installment Deed dated January 31, 1967, from Ione Mary Steltemeier, a married person, of record in Book 4099, Page 73, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Dixon L. Northcutt and Isabel E. Northcutt, as tenants in common with no right of survivorship, each owning a 1/2 undivided interest, by Quitclaim Deed dated July 11, 1997, from Dixon L. Northcutt and wife, Isabel E. Northcutt, and Charles G. Cornelius, Trustee, of record in Book 10527, Page 508, said Register's Office.

THE said Dixon L. Northcutt died testate on September 9, 2020, leaving a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, under Case No. 20P1823. The Estate remains open and pending. Pursuant to said Will of Dixon L. Northcutt, Larry B. Northcutt and Anne N. Hosfield, as Co-Executors of the Estate have the power and authority, acting alone and without the joinder of any beneficiary or devisee, to sell and convey Dixon L. Northcutt's share of the property.

THE said Isabel E. Northcutt died testate on October 2, 2020, leaving a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, under Case No. 20P2137. The Estate remains open and pending. Pursuant to said Will of Isabel E. Northcutt, Larry B. Northcutt and Anne N. Hosfield, as Co-Executors of the Estate have the power and authority, acting alone and without the joinder of any beneficiary or devisee, to sell and convey Isabel E. Northcutt 's share of the property.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 7900, Page 492, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Maxwell Crossing, of record in Book 6522, Page 153, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee;

3) Maxwell Crossing Open Space, Drainage Area Easements, Roadway Maintenance and Water Service Line Agreement and Declaration of Restrictive Covenants of record in Book 6867, Page 597, said Register's Office;

4) Owners Affidavit of a Boundary Survey of record in Instrument No. 20160315-0024604, said Register's Office;

5) Subject to the flow of Brentwood Branch as setout on the Subdivision Plat; and,

6) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years, not yet due and payable.

This is improved property, known as: **668 Hill Road, Brentwood, TN 37027**.

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 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 **13th** day of **April, 2022.**

Larry B. Northcutt, as Co-Executor of the Estate of Dixon L. Northcutt

Anne N. Hosfield, as Co-Executor of the Estate of Dixon L. Northcutt

Larry B. Northcutt, as Co-Executor of the Estate of Isabel S. Northcutt

Anne N. Hosfield, as Co-Executor of the Estate of Isabel S. Northcutt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Larry B. Northcutt and Anne N. Hosfield, as Co-Executors of the Estate of Dixon L. Northcutt,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **April, 2022.**

My Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Larry B. Northcutt and Anne N. Hosfield, as Co-Executors of the Estate of Isabel E. Northcutt,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **April, 2022.**

My Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public