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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220340337** Karen Johnson Davidson County Batch# 843147 DEEDWARR 04/20/2022 12:10:17 PM 2 pgs Fees: $13.00 Taxes: $2,460.50 20220420-0045774	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $665,000.00. Affiant Subscribed and sworn to before me, this 18th day of April, 2022. Notary Public My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Raymond J Hendricks and Arlene A Hendricks 4912 Montclair Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146-08-0-165.00

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, **Stevie Jordan Taylor, unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Raymond J Hendricks and Arlene A Hendricks, husband and wife**, ("Grantees"), their 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. 426 on the Plan of Crieve Hall Estates, Section Six, of record in Plat Book 2331, Page (s) 1 and 2, inclusive, 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 Fieldcrest Drive at the corner of Lots Nos. 425 and 445; thence Westerly with the margin of said Drive 130 feet to a concrete monument at the beginning of a curve; thence around said curve in a Northwesterly direction 31.42 feet to a concrete monument in the Easterly margin of Montclair Drive; thence Northerly with said Drive 130 feet to the common corner of Lot Nos. 426 and 427; thence Easterly along the line between said lots 150 feet to a concrete monument in the West line of Lot No. 445; thence Southerly with the line between Lot Nos. 445 and 426, 150 feet to the point of beginning.

Being the same property conveyed to Stevie Jordan Taylor, unmarried woman by Warranty deed from Caleb Gregory and Katie Gregory, husband and wife of record in Instrument No. 20171219-0129261 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 19, 2017.

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 for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page(s) 1 and 2, inclusive, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2332, Page 92, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Conveyance of Water Mains to Nashville Suburban Utility District of record in Book 2333, Page 280, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4912 Montclair Drive Nashville TN 37211

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, Grantors have executed this instrument on this 18th day of April, 2022.

Stevie Jordan Taylor

Stevie Jordan Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 18th day of April, 2022.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026