Karen Johnson Davidson County
Batch# 846229 DEEDWARR
04/27/2022 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20220427-0048482

(Notary Stamp) ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	**STATE OF TENNESSEE** **COUNTY OF ~~WILLIAMSON~~ Davidson** The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 18th day of April, 2022. Eliza Whitfield Notary Public My commission expires: 5-5-2025

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carla Ham	**New Owner** Fifth Third Bank	**082-08-0-379.00**
1003 West Eastland Avenue	5050 Kingsley Drive MD: 1MOC B2	
Nashville, TN 37206	Cincinnati, OH 45227	

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

Nancy Husby, a married woman, and Jared Mason, a married man

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

Carla Ham, unmarried woman

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. 31, Block "E" on the Plan of Eastwood Addition of record in Book 332, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nancy Husby by Warranty Deed from Jeremy Gossett, dated March 28, 2017, of record in Instrument No. 20170330-0030927, Register's Office for Davidson County, Tennessee. Nancy Husby, a married woman, further conveyed 50% of said property by Quitclaim Deed to Jared Mason, a married man, dated February 25, 2022, of record in Instrument No. 20220309-0026785, Register's Office for Davidson County, Tennessee. Thus, the title to the property shall be held as follows: Nancy Husby, a fifty percent (50%) undivided interest, and Jared Mason, a fifty percent (50%) undivided interest, as Tenants in Common without any right of survivorship.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 332, Page 63, Register's Office for Davidson, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1003 West Eastland Avenue, Nashville, TN 37206.

During the Grantors' ownership of the property, it was used exclusively for investment purposes.

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 18th day of April, 2022.

Jared Mason by A. Scott Hubbard Attorney in fact
Jared Mason by A. Scott Hubbard, his Attorney-In-Fact

Nancy Husby by A. Scott Hubbard Attorney in fact
Nancy Husby by A. Scott Hubbard, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared A. Scott Hubbard, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument on behalf of Nancy Husby and Jared Mason, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Nancy Husby and Jared Mason, and is authorized by Nancy Husby and Jared Mason to execute this instrument on his behalf.

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

Wesley Blow
Notary Signature
My commission expires:

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

File #: 22-191
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or 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 04/20/2022 ____ (date of document).

Affiant Signature

04/20/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20 day of April, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025