Karen Johnson Davidson County
Batch# 846246 DEEDWARR
04/27/2022 10:44:30 AM 2 pgs
Fees: $13.00 Taxes: $969.03
20220427-0048505

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $261,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/19/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/11/22

ANDREW H. MASONEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road 160
Brentwood, TN 37027
file # 2022-3459

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Wanda Williams	Wanda Williams	074-16-0-059.00
233 Bonnabrook Drive	1884 Brookvalley Pl	
Nashville, TN 37076	Mt. Juliet, TN 37122.	

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

Larry D. Hitchcock and Barbara A. Hitchcock, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wanda Williams, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. 426 on the plan of Section Five, Hermitage Hills, of record in Book 3300, pages 1 and 2, Register's Office for said County.

Said Lot No. 426 fronts 83.38 feet on the Southerly margin of Bonnabrook Drive and extends back 157.88 feet on the Easterly line and 155.0 feet on the Westerly line to a broken line in the rear, measuring 76.79 feet thereon.

Being the same property conveyed to Larry D. Hitchcock and Barbara A. Hitchcock by Warranty Deed from Mary Susan Arbaugh Maynard and Raymond Paul Arbaugh, being the only Heirs-at-Law of James R. Arbaugh, Deceased, of record in Book 6849, Page 46, Register's Office for Davidson County, Tennessee, dated May 01, 1986 and recorded on May 06, 1986.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 233 Bonnabrook Drive Nashville, TN 37076

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 in 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 hand on April 19, 2022.

Larry D. Hitchcock

Barbara A. Hitchcock

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Larry D. Hitchcock Sr and Barbara A. Hitchcock, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 19, 2022.

Notary Public

My Commission Expires: 9/8/2025

File #: 2022-3459

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

I, Andy Maloney, 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 4/19/2022 (date of document).

Affiant Signature

Date 4/19/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 19 day of April, 2022

Notary's Signature

MY COMMISSION EXPIRES 12/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY