Karen Johnson Davidson County
Batch# 846280 DEEDWARR
04/27/2022 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $314.50
20220427-0048547

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $85,000

Affiant Signature

Subscribed and sworn to before me on this the 18th day of April, 2022.

Notary Public

My Commission expires 7/9/24

NAME AND ADDRESS OF PROPERTY OWNER:
Kudzu Real Estate, Inc
203 Point East Drive,
Nashville, TN 37216
SEND TAX BILLS TO:
Kudzu Real Estate, Inc
203 Point East Drive,
Nashville, TN 37216

MAP AND PARCEL NUMBER: Tax ID #: 06308006000

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

WARRANTY DEED

21NT03451

Effective the 18 Day of April 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration the receipt of which is hereby acknowledged,

John Alvin Winters, Jr.

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kudzu Real Estate, Inc.

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot Nos. 1 & 2, Block Z, on the Map of Hadley's Bend City, as of record in Book 421, page 120, of the Register's Office for Davidson County, Tennessee, and particularly described as follows:

Beginning at the southeast corner of Hadley Bend Boulevard and Cumberland Avenue, with the easterly margin of Cumberland Avenue southwestwardly 50 feet to the corner of Lots 2 & 3; thence with the line between said two lots eastwardly to the southwesterly margin of Hadley Bend Boulevard; thence with said Boulevard, in a northwesterly and westerly direction to the beginning.

Being the same property as conveyed to John Alvin Winters, Jr. by Affidavit of Inheritance of Ozie B. Winters from Ozie B. Winters dated 06/29/2016 recorded 07/01/2016 in Book NA, Page NA, as Document Number 20160701-0068016, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 323 Hadleys Bend Blvd, Old Hickory, TN 37138-2429

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, their heirs and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 18th day of April, 2022.

John Alvin Winters, Jr

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **John Alvin Winters, Jr.** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 18th day of April, 2022.

Notary Public

My commission expires: 7/9/24

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Tennessee Certification of Electronic Document

I, Keri Bates 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 4-18-22 (date of document).

Keri Bates

Affiant Signature

4/20/22

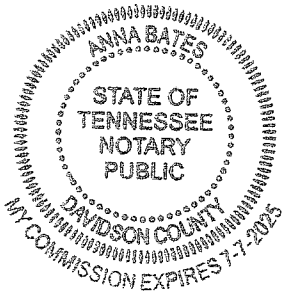
Date

State of Tennessee
County of Davidson

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

Anna Bates

(SEAL)



Notary's Signature
My Commission Expires: 7-7-2025