Name and Address of New Owner:
Eric Nelson, Anne Margaret Nelson, Margaret Thorpe, Taylor Quinlan, and Corey Quinlan
1112 Andrew Donelson Drive
Nashville, TN 37076

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 849705 DEEDWARR
05/02/2022 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20220502-0050830

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 075-11-0A-027-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeromy Hodge and Amy Hodge, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Margaret Thorpe, an unmarried woman, and Eric Nelson, a married man,** "the Grantees ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of First Revision, Phase One, Heritage Meadows, as shown on plan of record in Plat Book 9700, Page 167, 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 Jeromy Hodge and Amy Hodge, husband and wife by Warranty deed from Karen J. Gonzales (formerly Karen J. Mecklenburg) and Johnny E Gonzales, a married couple of record in Instrument No. 20140404-0028417 Register's Office for Davidson County, Tennessee, dated March 27, 2014 and recorded on April 04, 2014. (Value of consideration shown in aforementioned deed $214,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of April, 2022.

_____(SEAL)
Jeromy Hodge

_____(SEAL)
Amy Hodge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeromy Hodge and Amy Hodge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of April, 2022.

Notary Public
My commission expires: 5-5-2025

DAVIDSON COUNTY SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $470,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 25th day of April, 2022.

_____
Notary Public
My commission expires: 5-5-2025

DAVIDSON COUNTY SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC

File No. EC-22-22

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4.25.22.

Affiant Signature

4.25.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 25 day of April, 2022.

Notary Signature

My Commission Expires: 11/8/22

