Karen Johnson Davidson County
Batch# 849908 DEEDWARR
05/03/2022 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220503-0051106

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $380,000.00

Laura Cosmon
Affiant

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

Notary Public

My commission expires: 4/17/2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Yvette Cutter	New	**026-10-0-019.00**
621 Wade Circle	Owner	
Goodlettsville, TN 37072		

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, **Ian List**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yvette Cutter** 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:

Property known as: 621 Wade Circle, Goodlettsville, TN 37072, County of Davidson

Land in Davidson County, Tennessee, being the east part of Lot No. 44 and the west part of Lot No. 43 on the plan of Terra View Subdivision, as of record in Book 1424, Page 4, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Wade Circle North, 60 feet east of the common corner of Lots Nos. 45 & 44; thence South 174.5 feet, more or less, to a point in the south line of Lot No. 44, which is 67.5 feet east of the corner of Lots Nos. 44 & 45; thence east along the south line of Lots Nos. 43 & 44 to a point which is 80 feet west of the west margin of Wade Circle Eastl thence North 170 feet, more or less, to a pint in the south margin of Wade Circle North, which is 20 feet east of the common corner of Lots Nos. 43 & 44; thence west along the south margin of Wadc Circle North, 60 feet to the beginning.

LTE File No.: 22-1279TN

Being the same property conveyed to Ian List, an unmarried man, by Warranty Deed from Frances S. Dorris, and Martha S. Smith, and Patricia C. Smith, and Teresa Moon Haverly, and Thomas Harold Moon, Jr., dated 08/01/2018 and recorded 08/03/2018 in Instrument No. 20180803-0076549, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 026-10-0-019.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 621 Wade Circle, Goodlettsville, TN 37072.

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; and we do covenant with 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/our hand(s) this 18th day of April, 2022.

Ian List

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of April, 2022, before me personally appeared **Ian List**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

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

Notary Public

Commission Expiration:

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

LTE File No.: 22-1279TN

Tennessee Certification of Electronic Document

I, Jessica Hebhart, 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 4/18/2022 (date of document).

Jessica Hebhart
Affiant Signature

4/19/2022
Date

State of Tennessee

County of Davidson

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

Baille McMahan
Notary's Signature

MY COMMISSION EXPIRES: 3-28-2026

NOTARY'S SEAL

