Karen Johnson Davidson County
Batch# 853697 DEEDWARR
05/11/2022 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220511-0053903

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $405,000.00.

Affiant

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn before me this the 2nd day of May, 2022.

Notary Public
My commission expires: 12/30/24

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hutton Investments, LLC	FIRST FARMERS AND MERCHANTS BANK	106-13-0 051.00
2038B Hutton Drive Nashville, TN 37210		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RETA GARDNER, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HUTTON INVESTMENTS, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 55, on the Map of Woodycrest, Section One, of record in Book 1835, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Reta Gardner, unmarried, by deed dated 10/31/2007, from Mary Yvonne Roberson, unmarried, of record in Instrument No. 20071105-0130339, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2025 Rosemary Lane, Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

RY

Witness my hand this the 2nd day of May, 2022.

Reta Gardner

Reta Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Reta Gardner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of May, 2022.

My commission expires:

12/30/24

Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-2-22.

Affiant Signature

5-3-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 3rd day of May, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY