WARRANTY DEED

Karen Johnson Davidson County
Batch# 869334 DEEDWARR
06/10/2022 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220610-0066078

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gabriel Ferrin and Grace Poetzinger	JPMorgan Chase Bank, N.A.	Parcel ID: 073 13 0 199.00
(NAME)	(NAME)	
1603 Lethia Drive	3415 Vision Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Columbus, OH 43219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Teresa H. Hobbs and Lynette H. Culbreth as sole heirs of Janet H. Hessey**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gabriel Ferrin and Grace Poetzinger, as tenants in common**, 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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Mailan Heights, as of record in Book 1835, page 90, Register's Office for said County.

Said Lot No. 19 fronts 75 feet on the easterly side of Lethia Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Melvin Owen Hessey, Jr., and wife, Janet H. Hessey from Lester V. Walker and wife, Mae Ella Walker by Warranty Deed dated January 3, 1957 and recorded on January 18, 1957 in Book 2635, Page 47, Register's Office for Davidson County, Tennessee. The said Melvin Owen Hessey, Jr., having died on August 30, 2015 leaving, Janet H. Hessey as the surviving tenant by entirety. The said Janet H. Hessey having died on August 31, 2021 leaving Teresa H. Hobbs and Lynette H. Culbreth as her sole heirs at law, see affidavit of heirship recorded simultaneously herewith.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1603 Lethia Drive, Nashville, TN 37206

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 is 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 our hands this 31 day of May, 2022

Teresa H. Hobbs and Lynette H. Culbreth as sole heirs of Janet H. Hessey

BY: Teresa H. Hobbs
Teresa H. Hobbs

BY: Lynette H. Culbreth
Lynette H. Culbreth

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Teresa H. Hobbs and Lynette H. Culbreth as sole heirs of Janet H. Hessey, the within named bargainor, 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, this the 31st day of May, 2022.

Notary Public

My Commission Expires:

(SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

Certificate of Authenticity

I, Tonya Loftin, 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 May 31, 2022.

Date

Tonya Loftin

Affiant Signature

June 2, 2022

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 2nd day of June, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)