Karen Johnson Davidson County
Batch# 884413 DEEDWARR
07/06/2022 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $9,398.00
20220706-0077724

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTBTG-8221-2022

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,540,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2022.

Katherine Warren
NOTARY PUBLIC

My commission expires: 3/22/26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bethany Kate Hatef *et vir* 4417 Lealand Lane Nashville, TN 37204	~~Same address as new owner~~ WELLS FARGO 2701 WELLS FARGO WAY MINNEAPOLIS, MN 55467	132-09-0-017

FOR AND IN CONSIDERATION of the sum of TWO MILLION FIVE HUNDRED FORTY THOUSAND AND 00/100 Dollars ($2,540,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **TENNESSEE VALLEY HOMES, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **BETHANY KATE HATEF AND DAVID HATEF, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 23 1/2 feet of Lot No. 4 and the Southerly 53 feet of Lot No. 5 on the unrecorded plan of Mrs. O. A. Allen's Subdivision of the Hirsig Tract, described according to a survey made by W.B. Southgate, surveyor, and further described according to a mortgage loan inspection made by John Kohl and Co., P.C. dated March 16, 1988, as follows:

Beginning at a point in the center of Lealand Lane, formerly Lea Avenue, 676 1/2 feet North of the center of Battery Road; thence North 2 degrees 30 minutes East with the center of said Lealand Lane 76 1/2 feet to a point; thence Westwardly parallel with and 23 1/2 feet from the line of Lot No. 6 on said unrecorded plan 212.5 feet to an point thence Southwardly 76 1/2 feet to a point; thence Eastwardly parallel with and 76 1/2 feet North of the line of Lot No. 3 on said unrecorded plan, 213 feet to the point of beginning.

Being the same property conveyed to Tennessee Valley Homes, Inc., a Tennessee Corporation from Larimore Foster, unmarried by Warranty Deed dated 05/14/2021 and recorded 05/18/2021 in Instrument No. 20210518-0067218, Register's Office of said County.

Being the same property conveyed to Larimore Foster from Jo Anne Bartholomew, by Quitclaim Deed dated 09/13/2006 and recorded 10/03/2006 in Instrument No. 20061003-0122637, Register's Office of said County.

Being the same property conveyed to Jo Anne Bartholomew and Larimore Foster from Barbara B. Mann, unmarried, by Warranty Deed dated 10/31/2000 and recorded 11/03/2000 in Instrument No. 20001103-0109405, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 4417 Lealand Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties, the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 1st day of July, 2022

GRANTOR(S)

Tennessee Valley Homes, Inc., a Tennessee Corporation

By: Lorraine Cash
Lorraine Cash, Authorized Agent
authorized agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 1st day of July, 2022, before me, appeared Lorraine Cash, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is an authorized agent of Tennessee Valley Homes, Inc., a Tennessee corporation and that said instrument was signed on behalf of said Tennessee Valley Homes, Inc. and said Lorraine Cash acknowledged said instrument to be the free act and deed of Tennessee Valley Homes, Inc.

WITNESS my hand and seal, this the 1st day of July, 2022.

Notary Public

DAVID WEBBER

Printed Notary Name

My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/06/2022 ____ (date of document).

Affiant Signature

07/06/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6 day of July, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025