Karen Johnson Davidson County
Batch# 891490 DEEDWARR
07/20/2022 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220720-0083097

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 315,000.00.

Affiant

Subscribed and Sworn before me this 12th day of July , 2022.

Notary Public
My commission expires: 3/12/2024

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Femi Abatan 3333 Oak Timber Drive, Nashville, TN 37013	New Owner	150-10-0-180.00

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, **Benjamin McCall and Grace McCall, a married couple,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Oluwafemi Abatan, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot Number 33, on the Plan of Lake Towne Park, Section 2, as shown by Plat of record in Plat Book 6900, Page 111, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Benjamin McCall, a married man, by Warranty Deed from Kaileigh James, now known as Kaileigh Dunn, a married woman, and joined in by spouse, Russell Dunn dated January 15th, 2016 and recorded January 19, 2016 of record in Instrument Number 20160119-0004979, in the Register's Office of Davidson County, Tennessee.

Grace McCall joins in the execution of this instrument for the purpose of conveying any/all interest she may have in subject property by virtue of her marriage to Benjamin McCall.

This is improved property known as 3333 Oak Timber Drive, Nashville, TN 37013 .

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; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 13th day of July, 2022.

Benjamin McCall

Grace McCall

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Benjamin McCall and Grace McCall, a married couple,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the 13th day of July, 2022.

Notary

My commission expires: 10/22/23

NICHOLAS S. HOWELL
TENNESSEE NOTARY PUBLIC
My Comm. Exp. 10-22-2023
COUNTY OF RUTHERFORD

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 07/13/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 07/13/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 **day of** July, **2** 022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM