Karen Johnson Davidson County
Batch# 892492 DEEDWARR
07/22/2022 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220722-0084127

STATE OF TENNESSEE
COUNTY OF Davidson ~~Sumner~~

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2022.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon Adams, Trustee of The 4026 Ivy Dr Trust	**New Owner**	**07301020100**
PO BOX 695	**Same**	
Madison, TN 37116		

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 ACKNOWLEDGE, WE,

Cindy Hatfield Harris, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 4026 Ivy Dr Trust

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. 31, on the Plan of Moss Rose Heights, Section Three and Four, of record in Plat Book 1835, Page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Cindy Hatfield Harris, by Quitclaim Deed from Thomas P Hatfield, Jr, joined by his spouse, Nancy Hatfield, dated December 16, 2020, of record in Instrument No. 20210120-0008674, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Thomas P. Hatfield, Sr., and wife, Ruth C. Hatfield, by Deed from Fred Allen and wife, Lorene Allen, dated September 19, 1952, of record in Book 2095, Page 225, in the Register's Office for Davidson County, Tennessee. Thomas P. Hatfield, Sr., died May 25, 1970, leaving Ruth C. Hatfield as the survivor of their tenancy-by-the entireties. Ruth C. Hatfield died intestate on January 1, 1990, leaving Thomas P Hatfield, Jr as her sole heir-at-law. Reference is hereby made to Affidavits of Heirship of record in Instrument No. 20210120-0008672 & Instrument No. 20210120-0008673. Grantor herein makes oath that the within described property is neither her personal residence, nor the personal residence of her spouse and/or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 4026 Ivy Dr, Nashville, TN 37216.

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.

Cindy Hatfield Harris Date: 7/21/22
Cindy Hatfield Harris

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Cindy Hatfield Harris, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2022.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Jennifer Russell, 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 7/21/2022.
Date

Jennifer Russell
Affiant Signature

7/21/2022
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 21st day of July, 20 22

D Paulsson
Notary's Signature
My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

