Karen Johnson Davidson County
Batch# 897171 DEEDWARR
08/02/2022 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20220802-0087620

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON 37200

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8, 2025

File No. BC-22-2836

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Klopf and Ryan Petersen	New Owner	
(NAME)	(NAME)	061-08-0-203.00
1222 Winding Way Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **David Hutchison and Julie Hutchison, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda Klopf and Ryan W. Petersen, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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. 11 and the reserved portion of Lot 10 of Block "E" on the Plan of Jackson Park, Section No. 2, as of record in the Book 843, Page 21, Register's Office for Davidson County, Tennessee, not heretofore conveyed by James Clyde Thomas and Margaret Hooser Thomas. Said reserved portion is 10 feet more or less running along the East side of said Lot 10.

Being the same property conveyed to David Hutchison and Julie Hutchison, husband and wife by Warranty deed from Eric J. LeSueur and Dawn LeSueur, husband and wife of record in Instrument No. 20210728-0101223 Register's Office for Davidson County, Tennessee, dated July 26, 2021 and recorded on July 28, 2021.

This is property more commonly known as 1220 Winding Way Road, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 1st day of August, 2022.

David Hutchison by Julie Hutchison, His Attorney-In-Fact

David Hutchison by Julie Hutchison,
His Attorney-In-Fact

Julie Hutchison

Julie Hutchison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Julie Hutchison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney David Hutchison, and that this instrument was executed on behalf of the said David Hutchison for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202208020087619 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 1st day of August, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2024

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on

8/1/22

GEORGE E. MUDTER, JR.
Dated 8/1/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 8/1/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

