Karen Johnson Davidson County
Batch# 904199 DEEDWARR
08/16/2022 02:06:30 PM 4 pgs
Fees: $23.00 Taxes: $2,286.60
20220816-0092904

THIS INSTRUMENT PREPARED BY:
Heather A. Derrick
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $618,000.00.

Carley Derrick
Affiant

Subscribed and sworn to before me, this 15th day of August, 2022.

Heather A Derrick
Notary Public

My Commission Expires: 5·5·2025

HEATHER A. DERRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2025

Address New Owner As Follows:
Carlson Grant Mason

Send Tax Bills To:
New Owner
411 McIver St.
Nashville, TN
37211

Map-Parcel Number:
133-01-0-358.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARLEY DERRICK AND CHRIS DERRICK, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer

and convey unto **CARLSON GRANT MASON**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 47, as shown on the map entitled the Patterson's Subdivision of Maple Hill, of record in Book 332, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the some property conveyed to Carley Derrick and Chris Derrick, wife and husband, by deed from Brant Bonetti and Caroline Bonetti, husband and wife, of record as Instrument No. 20190408-0031622, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 332, page 75, Register's Office for Davidson County, Tennessee.

3. Grant of Sewer Easement of record as Instrument No. 20160727-0077332, Register's Office for Davidson County, Tennessee.

This is improved property known as: 411 McIver Street, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of August, 2022.

Carley Derrick

Carley Derrick

Chris Derrick

Chris Derrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carley Derrick and Chris Derrick, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 2022.

Heather A. Derrick

Notary Public

My Commission Expires: 5.5.2025

HEATHER A. DERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **8/15/2022** (date of document).

Affiant Signature

8/15/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **AUGUST**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

