THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221142887** RETURN TO: Tri-State Title, LLC 7842 Farmington Blvd. Germantown, TN 38138 20228343	STATE OF TENNESSEE) COUNTY OF SHELBY) The actual consideration or value, whichever is greater, for this transfer is: $1,065,000.00. Affiant Subscribed and sworn to before me, this 10th day of November, 2022. Notary Public My Commission Expires:

CATHY M. POE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. NOV. 19, 2024

Karen Johnson Davidson County
Batch# 940431 DEEDWARR
11/14/2022 09:17:53 AM 2 pgs
Fees: $13.00 Taxes: $3,940.50

20221114-0120927

WARRANTY DEED

Address New Owner: Evans Hood and Melissa Hood 1604 Ash Valley Drive Nashville TN 37215	Send Tax Bills To: ~~New Owner~~-Evans & Melissa Hood 1604 Ash Valley Dr. Nashville, TN 37215	Tax Information: Tax Parcel ID No. 131 10 0 008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shelley M. Gotterer, a married person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Evans Hood and Melissa Hood, a married couple,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 251 on the plan of Section Two Tynewood Estates, of record in Plat Book 2900, Pages 89 and 90, Register's Office for said County.

Said Lot No. 251 fronts 245.0 feet on the Northerly margin of Ash Valley Drive and extends back 261.0 feet on the Easterly line and 367.5 feet on the Westerly line to a dead line in the rear, measuring 293.0 feet thereon.

Being the same property conveyed to Shelley M. Gotterer, by Quitclaim Deed from Gerald S. Gotterer, of record in Book 9728, Page 325, in the Register's Office for Davidson County, Tennessee, dated June 27, 1995 and recorded on July 12, 1995.

Being the same property conveyed to Gerald S. Gotterer, and wife, Shelley M. Gotterer, by Warranty Deed from Arnold William Malcolm, and wife, Janice R. Malcolm, of record in Book 6941, Page 409, in the Register's Office for Davidson County, Tennessee, dated August 4, 1986, and recorded on August 6, 1986.

Gerald Gotterer, a/k/a Gerald S. Gotterer. joins in this conveyance for the purpose of conveying all right, Title, and interest in and to the above described property as spouse of Shelley M. Gotterer.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two Tynewood Estates, as recorded in Plat Book 2900, Page(s) 89 & 90.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3069, Page 566 and Extension recorded in Book 8092, Page 372.

This is improved property located at 1604 Ash Valley Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of November, 2022.

Gerald Gotterer

Shelley M. Gotterer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald Gotterer and Shelley M. Gotterer, 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 9th day of November, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025