Karen Johnson Davidson County
Batch# 944384 DEEDWARR
11/23/2022 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,123.80
20221123-0124074

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1414

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonah Hescock and Ashley Hescock, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Connie Du, unmarried, and William Thomas Larson, unmarried, as tenants in common with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being all of Lot 19, on the Plan of Map of W.H. Coleman's Subdivision of 7.08 Acres off the west part of Rador College Land, as shown by plat appearing of record in Plat Book 547, Page 181, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jonah Hescock and Ashley Hescock, husband and wife, by deed dated 04/29/2016, and recorded 05/03/2016, from Eugene Collins, married, of record in Instrument Number 20160503-0043124, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 513 Drake Avenue, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Connie Du **513 Drake Avenue** **Nashville, TN 37211**	**New Owner**	**133-01-0-018.00**

WITNESS THE EXECUTION HEREOF this 21st day of November, 2022.

Jonah Hescock

Ashley Hescock

State of Tennessee
County of Davidson

On this 21st day of November, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jonah Hescock and Ashley Hescock, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 574,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of November, 2022.

Notary Public

My Commission Expires: 7/15/26

KIM KERN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 11/21/22.

Affiant Signature

11/23/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/23/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON