Karen Johnson Davidson County
Batch# 950129 DEEDWARR
12/09/2022 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,279.20
20221209-0128415

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 221143014**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $616,000.00.

William Thomas Hubbs
Affiant

Subscribed and sworn to before me, this 7th day of December, 2022.

Notary Public
My Commission Expires: 9-7-26

CATHERINE DEBELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-07-2026

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| William Thomas Hubbs<br>4904 Monterey Drive<br>Nashville TN 37220 | New Owner | Tax Parcel ID No.<br>146-08-0-107.00 |

**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, **Charles Joseph Hubbard and Emily Uselton Hubbard, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William Thomas Hubbs, an unmarried man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 288, as shown on the map entitled Section Four Crieve Hall Estates, of record in Plat Book 2133, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHARLES JOSEPH HUBBARD and EMILY USELTON HUBBARD, HUSBAND AND WIFE, by deed from CHARLES RAYMOND WOOTEN, III, AND WIFE, KATI MCCARVER WOOTEN, of record in Instrument No. 20130522-0051875 , dated May 17, 2013 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 146-08-0-107.00.

Matters shown on the Plan of record in Plat Book 2133, page 80, said Register's Office.

This is improved property located at 4904 Monterey Drive Nashville TN 37220

**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 7th day of December, 2022.

Charles Joseph Hubbard

Emily Uselton Hubbard

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Joseph Hubbard and Emily Uselton Hubbard, 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 7th day of December, 2022.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2026

My Commission Expires: _____

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on December 7, 2022.

John Cobb Rochford

December 7, 2022

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on December 7, 2022.

Brooke Sobo

My commission expires: 9/8/26

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2026