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

**CRT File No. 221142996**

Karen Johnson Davidson County
Batch# 952768 **DEEDWARR**
12/19/2022 09:16:00 AM 2 pgs
Fees: $13.00 Taxes: $3,108.00

20221219-0130613

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $840,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Return to:
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
# 16624

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Betty G. Henley<br>529 West Hillwood<br>Nashville tn 37205 | new owner | Tax Parcel ID No.<br>102 16 0 048.00 |

**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, **Sarah G. Huffman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Betty G. Henley**, ("Grantees"), their 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 No. 184 on the Plan of Hillwood Estates, Section Nine – Part Two, of record in Book 2331, Page 28, Register's Office for said county.

Said Lot No. 184 fronts 176.25 feet on the Southerly margin of West Hillwood Drive and extends back 221.43 feet on the Easterly line and 205.5 feet on the Westerly line to a broken line in the rear, measuring 224.15 feet thereon.

Being the same property conveyed to Joe C. Huffman and wife, Sarah G. Huffman, as tenants by the entirety by Quitclaim Deed from Joe C. Huffman, of record in Instrument No. 20210210-0018709, in the Register's Office of Davidson County, Tennessee, dated February 08, 2021 and recorded on February 10, 2021. Joe C. Huffman having since died on July 23, 2022 in Davidson County, Tennessee, leaving Sarah G. Huffman as the sole tenant by the entirety.

Being the same property conveyed to Joe C. Huffman, unmarried by Warranty Deed from Edwin W. Moats, Jr. and wife, Victoria M. Moats, of record in Book 7120, Page 753, in the Register's Office of Davidson County, Tennessee, dated January 27, 1987 and recorded on January 29, 1987.

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 Hillwood Estates, Section Nine – Part Two, as recorded in Plat Book 2331, Page(s) 28.

This is improved property located at 529 West Hillwood Drive Nashville TN 37205

**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 15th day of December, 2022.

Sarah G. Huffman

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah G. Huffman, 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 December, 2022.

Notary Public
My Commission Expires: _____

