THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 221243257**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $705,000.00. Affiant Subscribed and sworn to before me, this 22nd day of February, 2023. Notary Public My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 973292 DEEDWARR
02/22/2023 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20230222-0012577

WARRANTY DEED

Address New Owner: Jennifer Webb and Jeffrey Hyatt 3217 Dinah Court Nashville TN 37214	Send Tax Bills To: Guaranteed Rate Inc. 4044 N Lincoln Ave, 324 Chicago, IL 60618	Tax Information: Tax Parcel ID No. 085-07-0-139.00

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, **Henry O. Watts, Jr. and Melinda R. Watts, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jennifer Webb and Jeffrey Hyatt, a married couple**, ("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. 242-A on the Plan of Section 4-A, Stanford Country Club Estates of record in Plat Book 5060, Page 187, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henry O. Watts, Jr. and wife, Melinda R. Watts by Warranty Deed from Illona G. Leeper, now Barnes, married of record in Instrument No. 20100714-0055260 Register's Office for Davidson County, Tennessee, dated July 09, 2010 and recorded on July 14, 2010. (Value of consideration shown in aforementioned deed $196,000.00.)

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 and assessments for the year 2023 and subsequent years, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 83 thru 84 and Plat Book 5060, Page 187, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3066, Page 219, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to rights of others in and to the common areas and/or elements.

No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

Subject to the flow of any creeks, streams, or branches across subject property.

This is improved property located at 3217 Dinah Court Nashville TN 37214

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 22nd day of February, 2023.

Henry O. Watts, Jr.

Melinda R. Watts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Henry O. Watts, Jr. and Melinda R. Watts, 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 22nd day of February, 2023.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

True Copy Certification

I, **Pam Autry,** 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 this the 22nd day of February, 2023.

Affiant Signature
Date 02/22/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22nd day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON