WARRANTY DEED

Karen Johnson Davidson County
Batch# 974930 DEEDWARR
02/28/2023 11:00:44 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20230228-0014044

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Casey Tyler Hyatt and Sara Ann Hyatt	Same as new owners	Parcel ID: 080 07 0 026.00
(NAME)	(NAME)	
1455 Snell Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Traveda L. Jordan, married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Casey T Hyatt and Sara A Hyatt, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 330 on the Plan of Section Two, Bordeaux Hills of record inBook 3600, page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Traveda L. Jordan, unmarried from Revision Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed dated December 15, 2017 and recorded on January 2, 2018 in Instrument No. 20180102-0000523, Register's Office for Davidson County, Tennessee.

Kevita Anthony, spouse of Grantor, joins this conveyance to convey and martial rights she may have.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: JM-VH-23-1455

unimproved ☐

This is improved ☒ property, known as 1455 Snell Blvd, Nashville, TN 37218

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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.

Witness our hands this 23 day of February, 2023

Traveda L. Jordan

Kevita Anthony

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Traveda L. Jordan and Kevita Anthony, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of February, 2023.

Notary Public

My Commission Expires: 3-17-24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY