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WARRANTY DEED

Karen Johnson Davidson County
Batch# 981745 DEEDWARR
03/17/2023 08:50:09 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20230317-0019307

DM-TAG-23-2912

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2023.

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: 5/5/2025

(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maria Hassel	American Portfolio Mortgage Corp.	
(NAME)	(NAME)	119 15 0 114.00
2912 Mavert Drive	2401 Plum Grove Road, Ste 202	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Palatine, IL 60067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WESLEY HESTER, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARIA HASSEL, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 13 on the Map of Section Three, Southlake, of record in Book 2331, Page 97, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wesley Hester, An Unmarried Man, by Warranty Deed from Glenn L. Killom, and Denise Killom, Husband and Wife, of record in Instrument No. 20211229-0171394, in the Register's Office of Davidson County, Tennessee, dated December 22, 2021, and recorded on December 29, 2021.

This conveyance is subject to:

- Taxes and assessments for the year 2023 and subsequent years, 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 Section Three, Southlake, as recorded in Book 2331, Page 97.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2490, Page 111.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2912 Mavert Drive, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 15 DAY OF MARCH, 2023.

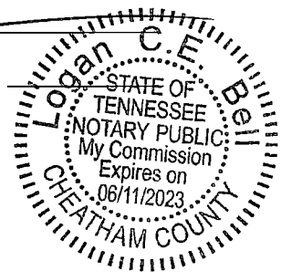
Wesley Hester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WESLEY HESTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2023.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212