Karen Johnson Davidson County
Batch# 984310 DEEDWARR
03/24/2023 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230324-0021360

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-827

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of March, 2023

Notary Public

Commission Expires: 3/1/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Laura Miller Wyatt and Jonathan Daniel Wyatt 5075 Kittrell Road Nashville, TN 37221	Same as property	156-13-0-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Morgan Hardy and Jennifer Jarvis

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura Miller Wyatt and Jonathan Daniel Wyatt, wife and husband

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. 22 on the Plan of Section Two, Pasquo Park of record in Plat Book 3600, Page 77, 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 Morgan Hardy and Jennifer Jarvis by Warranty deed from John N. Mitchell, unmarried and Gwen D. Mitchell, unmarried of record in Instrument No. 20180712-0067504 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 12, 2018. (Value of consideration shown in aforementioned deed $315,000.00.).

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5075 Kittrell Road, Nashville, TN 37221

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 so 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.

Dated this the 22nd day of March, 2023.

Morgan Hardy

Jennifer Jarvis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of March, 2023, before me personally appeared Morgan Hardy and Jennifer Jarvis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of March, 2023.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02-22-2026
WILLIAMSON COUNTY

WARRANTY DEED

Certificate of Authenticity

I, Holly Ray, 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 March 22, 2023.

Date

Holly Ray

Affiant Signature

March 23, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of March, 2023.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY