Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 987858 DEEDWARR
04/03/2023 02 14 15 PM 2 pgs
Fees $13 00 Taxes $1,823 36

20230403-0024076

2023-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $492,800 00.

Margaret Smith
Affiant

Subscribed and sworn to before me this 30th day of March, 2023

D. Denise Woods
Notary Public
My Commission Expires

SANDRA DENISE WOODS · STATE OF TENNESSEE · NOTARY PUBLIC · SUMNER COUNTY · My Commission Expires 05-20-2024

Address of New Owner:	Send Tax Bills to:	Tax Information:
John Hitchcock and Summer Hitchcock	New Owners	
2921 Wingate Avenue		119-14-0-121 00
Nashville, TN, 37211		

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, we

Zachary Robert Bell and Kathleen Solomon Bell, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

John Hitchcock and Summer Hitchcock, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Tuggle Heights of record in Plat Book 1130, Page 90, 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 Zachary Bell, an unmarried man and Kathleen Solomon, an unmarried woman by Warranty Deed from Lynn Noga and Kenneth Noga, wife and husband of record in Instrument No. 20180523-0049449 Register's Office for Davidson County, Tennessee, dated May 22, 2018 and recorded on May 23, 2018.

Being the same property conveyed to Zachary Robert Bell and Kathleen Solomon Bell, husband and wife by Quitclaim Deed from Zachary Bell and Kathleen Solomon Bell F/K/A Kathleen Solomon of record in Instrument No. 20201015-0119916 Register's Office for Davidson County, Tennessee, dated October 09, 2020 and recorded on October 15, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2921 Wingate Avenue, Nashville, TN 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 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 30th day of March, 2023

Zachary Robert Bell

Kathleen S. Bell

Kathleen Solomon Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 2023

Notary Public – D. Shayne Adair
My Commission Expires 06/13/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON