Prepared by
~~Record and Return To~~
Chapman and Rosenthal Title Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 23044148

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is· $480,000 00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2023

Notary Public
My Commission Expires _____

SABRINA SCHULHAUSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 997852 DEEDWARR
05/01/2023 09 55 46 AM 2 pgs
Fees $13.00 Taxes $1,776.00

20230501-0031807

WARRANTY DEED

Address New Owner.	Send Tax Bills To·	Tax Information.
John Kevin Hughart, Jr. 261 Collier Avenue Nashville TN 37211	New Owner	Tax Parcel ID No 119-14-0-007 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, **Martie G. Pratt, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Kevin Hughart, Jr., unmarried**, ("Grantee"), his successors, 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 28, Block "E" on the Plan of Part 2 of Woodbine Courts, not of record

Said Lot No. 28 fronts 75 feet on the south side of Collier Avenue and runs back between parallel lines 155 2 feet to a dead line in the rear.

Being the same property conveyed to MARTIE G PRATT, by deed from D ROBIN WALKER and TAMMIE P WALKER, HUSBAND AND WIFE, of record in Instrument No 20180817-0081654 , dated August 8, 2018 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 119-14-0-007 00

This is improved property located at 261 Collier Avenue Nashville TN 37211

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 27th day of April, 2023

Martie G. Pratt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Martie G Pratt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2023

Notary Public



My Commission Expires: _____