# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS$ **399,900.00**

Affiant
SUBSCRIBED AND SWON TO BEFORE ME, THIS
**9th day of May, 2023**

Notary Public
MY COMMISSION EXPIRES
8-21-2023
(Affix Seal)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023

Karen Johnson Davidson County
Batch# 1001964 **DEEDWARR**
05/11/2023 08 41 14 AM 2 pgs
Fees $13 00 Taxes $1,479 63

20230511-0035057

**THIS INSTRUMENT WAS PREPARED BY:**
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| **Harold M. Hiza and Judith K. Hiza** | | |
| **605 South Club Court** | **Same as Owner** | **064-11-0A-063.00** |
| **Hermitage, TN 37076** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Nyoka K. Wallace, a Married Woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Harold M. Hiza and Judith K. Hiza, 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

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address 605 South Club Court, Hermitage, Hermitage, TN 37076 Said property is being described as follows

Land in Davidson County, Tennessee, being Lot No 63 on the plan of Caleb Chase, of record in Book 6250, Page(s) 821 and 822, Register's Office for said County

Said Lot No 63 fronts 54 feet on the Southerly Margin of South Club Court and extends back between parallel lines a distance of 18 feet to a dead line

Being the same property conveyed to Nyoka K Wallace, a Married Person by Warranty Deed from Martin C Giner, Trustee of the Lewis Trust, dated 04/11/2022 and filed for record on 04/13/2022 of record in Instrument No 20220413-0043050, said Register's Office for said County

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T C A 260-2-307 or other similar stature

This conveyance is subject to Current year's taxes which have been prorated and assumed by the Grantee(s), All restrictions of record; All visible easements, All matters appearing on the plan of record, All applicable government and zoning regulations.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County

This is Unimproved ( )
Improved (XX ) Property, known as **605 South Club Court, Hermitage, TN 37076**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 9th day of May, 2023

Nyoka K Wallace

**Nyoka K. Wallace**

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 **Nyoka K. Wallace** the bargainor(s) 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 this 9th day of May, 2023

Commission Expires 8-21-2023

Rebecca Moss

Notary Public

REBECCA MOSS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 21, 2023