WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 01.08.2024

(AFFIX SEAL)

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dylan Q. Riley and Emaline F. Riley	New Owner	116-04-0-003
(NAME)	(NAME)	
3948 Woodlawn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 considerations, the receipt of which is hereby acknowledged, I/we Glenda Hatfield a/k/a Glenda Kai Callis Hatfield a/k/a Glenda Kai Callis, and husband, Terry Hemmings, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Dylan Q. Riley and Emaline F. Riley, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 the west one-half of Lot No. 8 and the east 75 feet of Lot No. 9 on the map of Kimpalong Place, of record in Book 547, Page 18, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cyrus Hatfield and wife, Glenda Hatfield by Warranty Deed from Candice H. Snedeker and Husband, Larry H. Snedeker, dated 07/07/2006, of record in Instrument 200607140085002, Register's Office for Davidson County, Tennessee and further conveyed to Glenda Hatfield by Quitclaim Deed from Cyrus Hatfield dated May 23, 2023 and recorded in Instrument No. 20230526-0039815, Register's Office for Davidson County, Tennessee. Glenda Hatfield is also known as Glenda Kai Callis Hatfield and Glenda Kai Callis.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3948 Woodlawn Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1008042 **DEEDWARR**
05/26/2023 09:36:06 AM 2 pgs
Fees: $13.00 Taxes: $15,521.50

20230526-0039816

File No.: 2004852
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 25th day of May, 2023.

Glenda Hatfield a/k/a Glenda Kai Callis Hatfield a/k/a Glenda Kai Callis

Terry Hemmings

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 Glenda Hatfield a/k/a Glenda Kai Callis Hatfield a/k/a Glenda Kai Callis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of May, 2023.

Notary Public:
My Commission Expires: _____

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-28-2024

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 Terry Hemmings, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of May, 2023.

Notary Public:
My Commission Expires: _____

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-28-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075