Karen Johnson Davidson County
Batch# 1011657 DEEDWARR
06/06/2023 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20230606-0042729

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20976-AP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Jenna R. Peden
Affiant

Subscribed and sworn to before me, this the 1st day of June, 2023.

Julie Bailey
Notary Public
My Commission Expires: 9-2-2024

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bruce Fitzhugh Jennifer Fitzhugh 3611 Brush Hill Court Nashville, TN 37216	CapStar Bank 2002 Richard Jones Rd. Ste 300A Nashville, TN 37215	062-13-0-019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Erin Leslie Ingram and Brandon Hayes Ingram, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bruce Fitzhugh and Jennifer Fitzhugh, husband and wife**, hereinafter called the Grantee(s), his/her/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. 6 on the Plan of Subdivision of part of Lot No. 28 in Riverwood Subdivision of record in Book 843, Page 11, 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 Erin Leslie Ingram and Brandon Hayes Ingram, wife and husband by Warranty Deed from Angela Calvo and husband, David Calvo and Patsy Pidde, as joint tenants with right of survivorship, dated February 9, 2021, recorded February 9, 2021, of record in Instrument No. 20210209-0018648, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3611 Brush Hill Court, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 26th day of May, 2023.

GRANTOR:

Erin Leslie Ingram

Brandon Hayes Ingram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Erin Leslie Ingram and Brandon Hayes Ingram, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of May, 2023.

SPENCER LAMBERT NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/24

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 5, 2023 (date of document).

Affiant Signature

June 5, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023