Karen Johnson Davidson County
Batch# 1013872 DEEDWARR
06/12/2023 09 42 51 AM 2 pgs
Fees $13 00 Taxes $1,147 00
20230612-0044350

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00), cash in hand paid good and valuable consideration, the receipt of which is hereby acknowledged, HAZEL K WITT person, Grantor, has bargained and sold, and by these presents does hereby bargain, sell, transfer and convey unto JOSH WITTY, a single person, Grantee, his heirs and assigns, certain real estate lying and being in the 7th Civil District of Davidson County, Tennessee, and more particularly described as follows

Land in Davidson County, Tennessee, being Lot No 10 on the Plan of Meadowview Acres, as of record in Book 2133, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Subject to 50' M B S L from front lot line, T V A Transmission Line easement in the rear, and a 10' P U E along rear, all of record in Plat Book 2133, page 50, Register's Office for Davidson County, Tennessee

DEED REFERENCE Being the same property acquired by Hazel K Witty by deed dated May 14, 1997, of record in Book 10457, page 579, in the Register's Office of Davidson County, Tennessee

Property Address 2703 Emery Dr , Nashville, TN 37214

Being Map 96-9, Parcel 62

Statement required by T.C.A. § 66-24-121: The foregoing legal description is the same as contained in the source of title shown above.

THE DRAFTER TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE HEREIN DESCRIBED REAL ESTATE. THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF A CURRENT LEGAL SURVEY.

The 2023 property taxes will be paid by the GRANTEE.

TO HAVE AND TO HOLD the above described real estate with all the appurtenances, estate, title and interest thereto belonging unto the JOSH WITTY, a single person, Grantee, his heirs and assigns, in fee simple forever

Grantor covenants with the Grantee named herein that she is lawfully seized and possessed of said real estate, that she has a good and perfect right to sell and convey the same and that the same is unencumbered and free of liens

Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate unto said Grantee named herein, his heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS the signature of the Grantor on this the 23rd day of May, 2023

Hazel K Witty
HAZEL K WITTY, Grantor

THIS INSTRUMENT WAS PREPARED BY.
NELSON LAW, PLC
311 SOUTH THIRD STREET
POST OFFICE BOX 1010
UNION CITY, TENNESSEE 38281
WITH TITLE OPINION

STATE OF TENNESSEE
COUNTY OF Bedford

The foregoing Warranty Deed was subscribed, sworn to and acknowledged before me, a Notary Public, by HAZEL K WITTY, a single person, Grantor, with whom I am personally acquainted, or who provided sufficient evidence to prove her identity, for the purposes contained herein, on this the 23rd day of May, 2023

WITNESS MY HAND and seal of office in said County on the day above written

NOTARY PUBLIC
My commission expires 9.3.2024

AMANDA CREWS STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Bedford

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ ~~40,250.00~~ $30,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale

AFFIANT

Subscribed and sworn to before me, this the 23rd day of May, 2023

Notary Public
My commission expires 9.3.2024

AMANDA CREWS STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

PROPERTY OWNER & PERSON RESPONSIBLE FOR TAXES Josh Witty

ADDRESS 5808 Robertson Ave. Nashville TN 37209