Karen Johnson Davidson County
Batch# 1018817 DEEDWARR
06/26/2023 09 54 46 AM 2 pgs
Fees $13 00 Taxes $1,961 00
20230626-0048308

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22 day of June, 2023

(Affix Seal) Notary Public

My Commission Expires

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/08/2027
CHEATHAM COUNTY

2023-06-987

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO~~

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners.	Send Tax Bills To	Tax ID#:
Alexis Bond and Tucker Bond 3400 Cobble Street Nashville, TN 37211	Same as new owners	Map/Parcel 172-12-0B-172 00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew L. Hoty and Jessica L. Hoty, formerly known as Jessica L. Harrison, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Alexis Bond and Tucker Bond, wife and husband**, hereinafter called the GRANTEE, their heirs and assigns, that 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 550 on the Plan of Section Ten, Bradford Hills of record in Plat Book 7900, Page 495, corrected in Book 9219, Page 115, 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 Matthew L Hoty, an unmarried man, and Jessica L Harrison, an unmarried woman as tenants in common with right of survivorship by Warranty deed from Matthew Kuhns and wife, Carley Peterson n/k/a Carley Peterson Kuhns of record in Instrument No. 20160801-0078722 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on August 1, 2016.

This conveyance is subject to the following Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 3400 Cobble Street, Nashville, TN 37211 .

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out, and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-CT-23-3400

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 this 21st day of June, 2023:

Matthew L Hoty

Jessica L Hoty

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of June, 2023, before me personally appeared Matthew L. Hoty and Jessica L. Hoty, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of June, 2023.

Notary Signature
My commission expires:

