THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230644865

Karen Johnson Davidson County
Batch# 1022222 **DEEDWARR**
07/03/2023 10:54:30 AM 2 pgs
Fees: $13.00 Taxes: $2,020.20

20230703-0050673

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $546,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2023.

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nelson Alexander Currie Andrews, IV, and Leah Ashley Etheridge 5426 Wakefield Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 161 09 0 024.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty Huey, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nelson Alexander Currie Andrews, IV, an unmarried man and Leah Ashley Etheridge, an unmarried woman, as joint tenants with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Hillview Estates, as of record in Book 3600, Page 89, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to Walker Huey and wife, Betty Huey, by Warranty Deed from William L. Bishop and wife, Sue B. Bishop, of record in Book 4958, Page 783, in the Register's Office of Davidson County, Tennessee, dated October 03, 1975 and recorded on October 06, 1975. Walker Huey having since died on December 2, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillview Estates, as recorded in Plat Book 3600, Page(s) 89.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3836, Page 719.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7640, Page 641.

This is improved property located at 5426 Wakefield Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of June, 2023.

Betty Huey by [signature], Attorney in Fact

Betty Huey
By: Will Chapman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Betty Huey and that he is authorized by Betty Huey to execute this instrument on his behalf.

WITNESS my hand, at office, this 30th day of June, 2023.

[signature]
Notary Public

