THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230644870**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,715,000.00. Affiant Subscribed and sworn to before me, this 18th day of July, 2023. Notary Public My Commission Expires: 7/16/2026

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/16/2026

Karen Johnson Davidson County
Batch# 1027999 DEEDWARR
07/19/2023 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $6,345.50
20230719-0055459

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Walter Newell Dehority and Jody Lynn Stonehocker 3714 Princeton Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104 05 0 176.00

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, **Judith A. Neal, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walter Newell Dehority and Jody Lynn Stonehocker, husband and wife**, ("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 the easterly portion of Lot No. 412, as shown on the map entitled Richland Realty Co's Division "C", of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 412 fronts 60 feet on the Northerly margin of Princeton Avenue and extends back 230 feet, more or less, on the Westerly line and 230 feet, more or less, on the easterly line to an alley in the rear, measuring 45 feet thereon.

Together with all Easement rights contained in Book 7737, Page 280, of record in the Register's Office for said County.

Being the same property conveyed to Judith A. Neal, married, by Warranty Deed from Dianna L. Maher, Unmarried, of record in Instrument No. 20201112-0133422, in the Register's Office of Davidson County, Tennessee, dated November 05, 2020, and recorded on November 12, 2020.

Paul Alan Peter O'Hagan, the spouse of Judith A. Neal, subsequently died on May 8, 2023, terminating any marital interest therein.

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 Richland Realty Co's Division "C", as recorded in Plat Book 421, Page(s) 31.

Easement for Fence and Driveway, recorded in Book 7737, Page 280.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 3714 Princeton Avenue Nashville TN 37205

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 18th day of July, 2023.

Judith A. Neal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judith A. Neal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2023.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **July 18, 2023**.

Affiant Signature

July 19, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

19th day of **July**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

