WARRANTY DEED

Karen Johnson Davidson County
Batch# 1028627 DEEDWARR
07/20/2023 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20230720-0055968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES: 11-6-2024

(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Albert Propst, Natalie J. Cureton and Stephen Karich	New Owner	
(NAME)	(NAME)	091 05 0 095.00
1894 Nails Creek Rd		
(ADDRESS)	(ADDRESS)	
Burns, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GUY PRESLEY AUSTIN, SR. AND, WIFE CAROLYN ANN AUSTIN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN KARICH AS TO A 45% UNDIVIDED INTEREST, JOHN ALBERT PROPST AS TO A 35% UNDIVIDED INTEREST AND NATALIE J. CURETON AS TO A 20% UNDIVIDED INTEREST, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 37, Section Two, Moss-wood Subdivision, as of record in Plat Book 2900, Page 123, Register's Office for Davidson County, Tennessee.

said Lot No. 37 fronts 51.5 feet on the Easterly side of Waco Drive and extends back between lines 171.3 feet on the Northerly Side and 172.1 feet on the Southerly side to a line in the rear on which is measures 48.2 feet.

Being the same property conveyed to Gregory Atwood, Trustee, by Quitclaim Deed from Carolyn Ann Hampton, and again conveyed to Guy Presley Austin, Sr and wife, Carolyn Ann Austin, as Tenants by the Entirety, from Gregory Atwood, Trustee, of record in Instrument No. 20060906-0109955, in the Register's Office of Davidson County, Tennessee, dated September 01, 2006 and recorded on September 06, 2006.

Being the same property conveyed to Wade Hampton and wife, Carolyn, by Quitclaim Hampton, Warranty Deed from Owen C. Farrar, Jr., and wife, Annie Green Farrar, of record in Book 4002, Page 950, in the Register's Office of Davidson County, Tennessee, dated April 02, 1966 and recorded on April 05, 1966. Also see the Order recorded in Book 7027, Page 280, Registered in the Sixth Circuit Court for Davidson County, at Nashville, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 632 Waco Dr., Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my hand this 19th day of July, 2023

GUY PRESLEY AUSTIN, SR.

CAROLYN ANN AUSTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Guy Presley Austin, Sr. and Carolyn Ann Austin, the bargainors, 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.

Witness my hand and official seal this 19th day of July, 2023.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 7-19-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 7-19-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th **day of** July **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

