39B

Karen Johnson Davidson County
Batch# 1047665 DEEDWARR
09/08/2023 11 31 59 AM 2 pgs
Fees $13 00 Taxes $1,735 30

20230908-0070609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/5/26
(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH23-06445

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jordan Pace and Brandi Pace 707 Delaware Avenue Madison, TN 37115	LEGACY HOME LOANS 2 CADILLAC DRIVE BRENTWOOD, TN 37027	043 05 0 237 00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tona L. Hutton and Douglas C. Hutton, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jordan Pace and Brandi Pace, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Tract 1.
Land in Davidson County, Tennessee, being Lot No. 17 of Block "B" on the Map of CedarCrest Estates, as of record in Plat Book 974, Page 15, Register's Office for Davidson County, Tennessee Said Lot No. 17 fronts 101 feet on the Westerly side of Delaware Avenue and runs back between parallel lines 191.5 feet to a dead line.

Tract 2:
Land in Davidson County, Tennessee, being the Southerly 6 feet of Lot No. 18 of Block "B" on the Map of CedarCrest Estates, as of record in Plat Book 974, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof

Being the same property conveyed to Tona L Hutton and Douglas C. Hutton, wife and husband, by Warranty Deed from Jerry L Shrum and Joyce Shrum, husband and wife, of record in Instrument No. 20191017-0106440, in the Register's Office of Davidson County, Tennessee, dated October 15, 2019 and recorded on October 17, 2019.

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

This property is improved property known as: 707 Delaware Avenue, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 1st day of September, 2023

Tona L. Hutton

Douglas C. Hutton

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Tona L. Hutton and Douglas C. Hutton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 1st day of September, 2023.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026