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WARRANTY DEED

Karen Johnson Davidson County
Batch# 1051883 **DEEDWARR**
09/20/2023 08:43:45 AM 2 pgs
Fees: $13.00 Taxes: $2,090.13

20230920-0073781

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $564,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of September, 2023

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 05, 2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Savage and Patricia Savage	Daniel Savage and Patricia Savage	05216009600
(NAME)	(NAME)	
815 Marlin Pass	815 Marlin Pass	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Thomas Hutchinson, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel Savage, a married man and Patricia Savage, a married woman, as joint tenants,** 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. 43 on the Map of Marlin Meadows Subdivision, Section IV, as of record in Book 2133, Pages 66 and 67, Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Thomas Hutchinson, unmarried, also known as Thomas Stroud Hutchinson by deed dated December 14, 2021 from Carolyn S. Dudley, unmarried of record in Instrument No. 20211217-0166911, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Deed from Victoria K. Hutchinson to Thomas Stroud Hutchinson by Quitclaim Deed dated December 21, 2022 of record in Instrument No. 20230125-0005616, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 815 Marlin Pass, Madison, TN 37115
(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/our hands this 15th day of September, 2023.

Thomas Hutchinson

State of Tennessee
County of Davidson

On this 15th day of September, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Thomas Hutchinson, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 15th day of September, 2023.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 23-Savage

