Karen Johnson Davidson County
Batch# 1062521 DEEDWARR
10/18/2023 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,391.20
20231018-0081784

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$376,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
17th DAY OF October, 2023.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	
Nathan Hathaway **3104 Laurel Forest Dr** **Nashville, Tennessee** **37214**	NEW OWNER	MAP 096 GROUP 15 0 PARCEL 063.00

For and in 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,

James Roberts, an unmarried man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Nathan Hathaway, an unmarried man

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:

Land in Davidson County, Tennessee, being Lot Number 62, on the Plan of Hickory Bend, Section 3, of record in Plat Book 3600, Page 42, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Roberts, an unmarried man, by Warranty Deed from Jeffrey A. Wenning and wife, Emily Wenning, dated October 22, 2018, and filed of record in Instrument No. 20181024-0105279, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2023 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3104 Laurel Forest Drive, Nashville, Tennessee 37214.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 17th day of October, 2023.

James Roberts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James Roberts, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of October, 2023.

NOTARY PUBLIC

My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 October 17, 2023.

Affiant Signature

10/17/2023
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 17 day of October, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY