Karen Johnson Davidson County
Batch# 1087948 DEEDWARR
01/03/2024 12:43:30 PM 4 pgs
Fees: $23.00 Taxes: $3,052.50
20240103-0000655

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/28/2024

(AFFIX SEAL)

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #23-PA-7705-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marvyn Hortman and Hillary Hortman	New Owner	
(NAME)	(NAME)	128 09 0A 001.00
7705 Indian Springs Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STACY SUTCLIFFE MATTHEWS, EXECUTRIX OF ESTATE OF MARILYN C. SUTCLIFFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARVYN KARL HORTMAN AND HILLARY HORTMAN, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 35th Councilmanic District of Davidson County, Tennessee, and being Building Site No. 1 on the Plan of Lakeland Hills as of record in Plat Book 5210, Page 49, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the rear line of Lot No. 38 on the Plan of Bellevue Manor of record in Book 3600, Page 32, said point being North 87 deg. 57 min. 33 sec. West 90.99 feet from the Northeast corner of said Lot No. 38; thence continuing with the rear line of said Lot No. 38 and other lots in the said Bellevue Manor Subdivision North 87 deg. 57 min. 33 sec. West 90.0 feet to a concrete monument; thence North 54 deg. 17 min. 42 sec. East 30.0 feet to a point; thence North 53 deg. 59 min. 48 sec. West 214.96 feet to a point; thence North 53 deg. 59 min. 48 sec. West 265.47 feet to a concrete monument; thence North 53 deg. 26 min. 04 sec. West 154.19 feet to a point; thence leaving the rear line of Lots in Bellevue Manor Subdivision South 74 deg. 07 min. 59 sec. East 260 feet to a point; thence South 53 deg. 30 min. 32 sec. East 655.11 feet to a point; thence South 70 deg. 30 min. 0 sec. East 450 feet to a point; thence South 19 deg. 30 min, 0 sec. West 170 feet to the point of beginning and containing 3.0 acres, more or less.

There is also hereby conveyed an easement for ingress and egress to the above described property in, over, and across that property identified on the plan of Lakeland Hills as of record in Book 5210, Page 119, Register's Office for Davidson County, Tennessee as "Common Element

Being the same property conveyed to Marilyn C. Sutcliffe, by Quit Claim Deed from William M. Sutcliffe, of record in Instrument No. 20050401-0035668, in the Register's Office of Davidson County, Tennessee, dated March 31, 2005, and recorded on April 01, 2005. The said Marilyn C. Sutcliffe died June 01, 2023, testate, devising subject property to Stacy Sutcliffe Matthews and James S. Sutcliffe. See Probate Case 23P-1274, in the Davidson County Circuit Court (Probate Division).

Being the same property conveyed to William M. Sutcliffe and wife, Marilyn C. Sutcliffe by Warranty Deed from John W. Tummel and wife, Jo Ellen Tummel, of record in Book 8410, Page 681, in the Register's Office of Davidson County, Tennessee, dated August 01, 1991, and recorded on August 01, 1991.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lakeland Hills, as recorded in Plat Book 5210, Page(s) 49.
*Declaration of Covenants, Conditions and Restrictions recorded in Book 8408, Page 663.
*Easement for Installation and maintenance of underground utilities, recorded in Book 5233, Page 138.
*Easement for Ingress and Egress, recorded in Book 5291, Page 771.
*Easement for maintaining, improving and occupying the Barn Property, recorded in Instrument No. 20000908-0089253.
*Lake Maintenance Agreement as set forth in instrument recorded in Book 5289, Page 689.
*Agreement to Maintain as set forth in instrument recorded in Book 5289, Page 691.
*Driveway Maintenance Agreement as set forth in instrument recorded in Book 7044, Page 783.
*Assignment of Contract recorded in Book 8408, Page 683 and Book 8408, Page 689.
*Letter from Metropolitan Health Department determining property unsuitable for proper function of sewage soil absorption system recorded in Book 5297, Page 745.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **7705 Indian Springs Drive, Nashville, TN 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 29th day of December, 2023.

Estate of Marilyn C. Sutcliffe

By: Stacy Sutcliffe Matthews
Stacy Sutcliffe Matthews

Stacy Sutcliffe Matthews, Executrix

James S. Sutcliffe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacy Sutcliffe Matthews and James S. Sutcliffe, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who acknowledged they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29 day of December, 2023.

Notary Public

My commission expires: _____

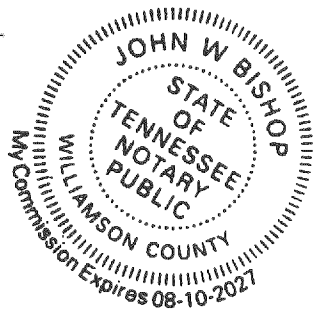
JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 2023, before me personally appeared Stacy Sutcliffe Matthews, Executrix of Estate of Marilyn C. Sutcliffe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of December, 2023.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

I, J. Trent Lehman, 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 12/29/23 (date of document).

Affiant Signature

12/29/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY