Karen Johnson Davidson County
Batch# 1092115 DEEDWARR
01/23/2024 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20240123-0003597

WARRANTY DEED

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $800,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF JANUARY, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/21/2024

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, C-104, Franklin, TN 37067
file # 23-3046LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Alex Harlan Huffstutter	Same as New Owner	
791 Greenleaf Drive		
Nashville, TN 37205		104 05 0 151.00

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, **ROBERT N. ROLLINS AND ELENA X. ROLLINS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEX HARLAN HUFFSTUTTER** 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 No. 381 on the Map of Richland Realty Co's Division "C" of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert N. Rollins and Elena X. Rollins, by Special Warranty Deed from U.S. Bank National Association, as Trustee for Credit Suisse First Boston HEAT 2004-6, of record in Instrument No. 20101115-0091105, in the Registers Office of Davidson County, Tennessee, dated November 03, 2010, and recorded on November 15, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Richland Realty Co's Division C, as recorded in Plat Book 421, Page(s) 31.

This is improved property known as 319 Harvard Avenue, Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 17th day of January, 2024.

Robert N. Rollins

Robert N. Rollins

Elena X. Rollins

Elena X. Rollins

STATE OF TENNESSEE

COUNTY OF HICKMAN

Personally appeared before me, a Notary Public of said County and State, ROBERT N. ROLLINS AND ELENA X. ROLLINS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 and official seal this 17th day of January, 2024.

Madison Haley Kretzer

Notary Public

My Commission Expires: 10/28/2026

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC B STATE OF TENNESSEE

Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission #: N/A
Commission Expires: 10/28/2026

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 17th day of January, 2024.

Robert L Scruggs 1/17/2024

Robert L. Scruggs, Affiant Date

State of **Tennessee**
County of **Davidson**

Sworn to and subscribed before me this the 17th day of January, 2024

Melody M Jenkins

Notary's Signature

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025

My Commission Expires 9-8-2025

I, Robert L. Scruggs, 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 1/17/24 (date of document).

Affiant Signature

Date 1/17/2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of January, 2024

Notary's Signature
MY COMMISSION EXPIRES: 9/21/2024
Notary's Seal (if on paper)

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024