Karen Johnson
Batch # 1095587
01/29/2024 03:01:15 PM
Fees: $13.00 Taxes: $1,332.00
Davidson County
DEEDWARR
2 pgs
20240129-0006151

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Jimmy & Jessica Cleveland 3504 Hewlett Drive Nashville, TN 37211	NEW OWNER	133-6-131

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, I/WE,

Timothy A. McIntrye, married

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jimmy Cleveland and wife, Jessica Rene Cleveland

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. 2 on the Map of Patterson Gardens, Section II, as of record in Book 2330, Page 42, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description of the property herein.

Said Lot No. 2 fronts 78.7 feet on the north side of Hewlett Drive, and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Timothy A. McIntrye, married, by Warranty Deed from Deborah Scraggins, unmarried, dated May 31, 1995, and recorded on June 7, 1995, in Book 9694, Page 156, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3504 Hewlett Drive, Nashville, TN 37211

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 so 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.

Dated this the 20 day of September, 2023.

Timothy A. McIntrye (SEAL)
Timothy A. McIntrye

STATE OF NC)
)
COUNTY OF Watauga)

Personally appeared before me, a Notary Public in and for said State and County, **Timothy A. McIntrye**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20 day of September, 2023.

Janet D. Scott
Notary Public
My commission expires: 8-25-2024

JANET D. SCOTT NOTARY PUBLIC WATAUGA COUNTY, N.C.

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$360,000.00**.

(Affiant)

Notary Public My commission expires:

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN

My Comm. Expires 9/27/2026