Name and Address of New Owner:
Heidi Michael Hruska and Timothy James Hruska and Jennifer Hruska
3824 Anderson Road
Nashville, TN 37217

Send Tax Statements To:
New Owners

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-24030343

Map and Parcel: 136 03 0 003.00

Karen Johnson Davidson County
Batch# 1118070 DEEDWARR
04/02/2024 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20240402-0023158

WARRANTY DEED

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, **Wesley Witten and wife, Jana M. Witten**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Heidi Michael Hruska and Timothy James Hruska, spouses married to each other, and Jennifer Hruska, a single person**, 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. 114 on the Plan of Priest Lake Park, Section Two, of record in Book 4175, page 56, 57 and 58, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Wesley Witten and wife, Jana M Witten by Warranty Deed filed for record on March 22, 2018 in Instrument Number 20180322-0027123, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Priest Lake Park, Section Two of record in Book 4317, page 17; All matters as set forth on plat of record in Book 4175, page 56, 57 and 58; all of said Register's Office.

This conveyance is further subject to: (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, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3824 Anderson Road, Nashville, TN 37217

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 assigns, 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 this 28th day of March, 2024.

Wesley Witten

Jana M. Witten

State of Tennessee

County of Rutherford

Personally appeared before me, Wesley Witten and Jana M. Witten with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th of March, 2024.

Notary Public
My Commission Expires: 4/19/24

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $455,000.00.

Amanda Brown
Affiant Signature

Subscribed and sworn to before me, this 28th day of March, 2024.

Notary Public
My Commission Expires: 4/19/24

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 3/28/24 (date of document).

Affiant Signature

4/2/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of April, 2024.

BRIDGETTE N SLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3-15-2025