WARRANTY DEED

Karen Johnson Davidson County
Batch# 1122873 DEEDWARR
04/15/2024 01:42:30 PM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20240415-0026765

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL **CONSIDERATION** OR VALUE, WHICHEVER IS GREATER FOR THIS **TRANSFER IS $410,000**.00.

Tyler Jordon
Affiant

Subscribed and sworn to me on 04/11/24.

Rhonda Davis
NOTARY PUBLIC

My Commission Expires: 9-8-2025

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tyler Jordon 5704 Scout Drive Nashville, TN 37211	NEW OWNER	172-12-0B-197.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Suzanne Leigh Constantine and Malinda Ann Morrow, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Tyler Jordon, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 215, as shown on the map entitled the Bradford Hills, Section Eleven, of record in Plat Book 7900, page 6, amended in Plat Book 7900, page 496, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PATRICIA A, HASH, AN UNMARRIED PERSON, by deed from ROY ODOM, AN UNMARRIED PERSON AND LISA M. ODOM, AN UNMARRIED PERSON, of record in Instrument No. 20041220-0150872, dated December 15, 2004, said Register's Office.

Further being the same property conveyed to from PATRICIA A. HASH, AN UNMARRIED WOMAN, AND MALINDA MORROW, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by quitclaim deed from PATRICIA A, HASH, AN UNMARRIED PERSON, of record in Instrument No. 20050110-0003331, dated December 15, 2004, said Register's Office.

Further being the same property conveyed to from PATRICIA A. HASH, AN UNMARRIED WOMAN, by quitclaim deed from MALINDA MORROW, A MARRIED WOMAN, of record in Instrument No. 20100909-0071771, dated August 26, 2010, said Register's Office. PATRICIA A. HASH ALSO KNOWN AS PATRICIA ANN HASH having since died testate on or about November 21, 2023, leaving Philip Hash, Charles Hash, Suzanne Leigh Constantine and Malinda Ann Morrow as her heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 202404150026762, said Register's Office.
202404150026763
See also Quitclaim Deed of record in Instrument No. 202404150026764, said Register's Office.

This is improved property known as 5704 Scout Drive, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hands on 04/11/24.

Suzanne Leigh Constantine

STATE OF TENNESSEE
COUNTY OF Williamson

On 04/11/24, before me personally appeared Suzanne Leigh Constantine, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 04/11/24.

NOTARY PUBLIC

My Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Witness our hands on 04/ 10 /24.

Malinda Ann Morrow

Malinda Ann Morrow

STATE OF TENNESSEE
COUNTY OF KNOX

On 04/ 10 /24, before me personally appeared Malinda Ann Morrow, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 04/ 10 /24.

NOTARY PUBLIC

GREGORY P. REICHART
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 1-11-2026
KNOX COUNTY

My Commission Expires: 1-11-2026

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on April 11, 2024.

John Cobb Rochford

April 11, 2024

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on April 11, 2024.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025