THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1124492 DEEDWARR
04/18/2024 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $12,635.50
20240418-0027902

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jeremy Patrick Hutzel and Aubrie Michelle Hutzel, Trustees of Jeremy & Aubrie Hutzel Living Trust dated November 30, 2021 1616 Otter Creek Road Nashville, TN 37215	Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Drive, Suite 6 White House, TN 37188	145-13-0-013.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jonathan L. Smith and Elizabeth A. Smith, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Jeremy Patrick Hutzel and Aubrie Michelle Hutzel, Trustees of Jeremy & Aubrie Hutzel Living Trust dated November 30, 2021**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being Lot No. 119 on the Plan of Tyne Valley Estates, Section 5, as of record in Book 3600, Page 54, Register's Office for said County.

Said Lot No. 119 fronts 299.3 feet on the northwesterly side of Otter Creek Road, and runs back 583.96 feet on the westerly line and 426.1 feet on the easterly line, to a dead line in the rear measuring 80 feet thereon.

Being the same property conveyed to Jonathan L. Smith and Elizabeth A. Smith, husband and wife, by Warranty Deed from Susan Jeannette Gaw Woodward, a married woman, of record in Instrument No. 20161110-0119051, dated November 4, 2016 and recorded November 10, 2016, Register's Office for Davidson County, Tennessee.

This property is commonly known as 1616 Otter Creek Road, Nashville, TN 37215*
*Note that a street address is not, and is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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, this 16TH **day of April, 2024:**

Jonathan L. Smith

Elizabeth A. Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jonathan L. Smith** and **Elizabeth A. Smith,** the bargainors, 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 16TH day of **April, 2024:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$3,415,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 16th DAY OF **April, 2024**:

Notary Public

My Commission Expires: _____

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

True Copy Certification

I, **Tonya Cherry,** 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 16 day of April, 2024.

Affiant Signature

Date 4-16-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024