Karen Johnson Davidson County
Batch# 1125906 DEEDWARR
04/23/2024 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $8,325.00
20240423-0028837

WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF April, 2024.

Notary Public
MY COMMISSION EXPIRES: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File #24-TC-1401-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Neal Faught and Jennifer Faught	New Owner	
(NAME)	(NAME)	**105 13 0 088.00**
1401 Linden Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JEREMY PATRICK HUTZEL AND AUBRIE MICHELLE HUTZEL, TRUSTEES OF JEREMY & AUBRIE HUTZEL LIVING TRUST DATED NOVEMBER 30, 2021,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

NEAL A. FAUGHT AND JENNIFER FAUGHT, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 62A on the Plan of RESUB OF LOT #62 BELMONT LAND CO'S PLAN of record in Plat Book 5190, Page 381, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeremy Patrick Hutzel and Aubrie Michelle Hutzel, Husband and Wife, by Warranty Deed from Morgan Grey Parker and Kathryn Noyes Parker, Husband and Wife, of record in Instrument No. 20200527-0054599, in the Register's Office of Davidson County, Tennessee, dated May 22, 2020 and recorded on May 27, 2020.

Being the same property conveyed to Jeremy Patrick Hutzel and/or Aubrie Michelle Hutzel, Trustees of the Jeremy & Aubrie Hutzel Living Trust, established by the Revocable Trust Agreement of Jeremy Patrick Hutzel and Aubrie Michelle Hutzel dated November 30, 2021, by Quit Claim Deed from Jeremy Patrick Hutzel and wife, Aubrie Michelle Hutzel, of record in Instrument No. 20211202-0160118, in the Register's Office of Davidson County, Tennessee, dated November 30, 2021 and recorded on December 02, 2021.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resub of Lot #62 Belmont Land Co's Plan, as recorded in Plat Book 5190, Page(s) 381.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belmont Land Co's Plan, as recorded in Plat Book 421, Page 34.
* Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 1401 Linden Avenue, Nashville, TN 37212.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 16th day of April, 2024.

Jeremy & Aubrie Hutzel Living Trust dated November 30, 2021

By: _____
Jeremy Patrick Hutzel, Trustee

By: _____
Aubrie Michelle Hutzel, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Jeremy Patrick Hutzel and Aubrie Michelle Hutzel with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Trustees of the Jeremy & Aubrie Hutzel Living Trust dated November 30, 2021, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand, at office, this 16th day of April, 2024.

_____
Notary Signature
My commission expires:

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

Certificate of Authenticity

I, Joshua A. Terry, 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 4/16/2024.

Affiant Signature – Joshua A. Terry

4/18/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/18/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27