Karen Johnson Davidson County
Batch# 1131853 DEEDWARR
05/07/2024 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,182.63
20240507-0033533

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447488** SABRINA SCHULHAUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $589,900.00. Affiant Subscribed and sworn to before me, this 1st day of May, 2024. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Steven Michael Hines and James Cannon Joiner 411 Scott Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-02-0-257.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mitchel Andrew Hazelwood and Nicole Marie Hazelwood, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Steven Michael Hines, An Unmarried Person, And James Cannon Joiner, An Unmarried Person, As Joint Tenants With Right Of Survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lots Nos. 1 and 2 on the unrecorded plan of Resubdivision of Lots Nos. 16 and 17 on the original plan of Brownsville, of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lots Nos. 1 and 2 on the unrecorded plan of a Resubdivision of Lots Nos. 16 and 17 on the original plan of Brownsville, front 50 feet on the Westerly margin of Scott and extends back 155 feet to a dead line which measures 50 feet.

Being the same property conveyed to Mitchel Andrew Hazelwood and Nicole Marie Hazelwood, husband and wife by Warranty Deed from Jonathan Austin Sawyer, married of record in Instrument No. 20230412-0026883 Register's Office for Davidson County, Tennessee, dated April 4, 2023 and recorded on April 12, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee.

Joint Driveway Easement of record in Book 8772, Page 684, in the Register's Office for Davidson County, Tennessee.

Income Restriction set forth in Warranty Deed of record in Instrument Number 20130327-0030178, in the Register's Office for Davidson County, Tennessee.

No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

This is improved property located at 411 Scott Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 1st day of May, 2024.

Nicole Marie Hazelwood

Nicole Marie Hazelwood

Mitchel Andrew Hazelwood

Mitchel Andrew Hazelwood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mitchel Andrew Hazelwood and Nicole Marie Hazelwood**, 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, at office, this 1st day of May, 2024 .

Sabrina Schulhauser

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Danielle Watson, 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 5/1/24.
Date

Affiant Signature

5/1/24
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 1st day of May, 2024.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

