WARRANTY DEED

Karen Johnson Davidson County
Batch# 1133163 DEEDWARR
05/09/2024 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240509-0034267

Y-P-24-310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS ~~GREATER, FOR THIS~~ TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2024.

Danielle M

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANIELLE IMBARATTO
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Olivia Katherine Ranseen and Logan Nicholas Elliot	New Owner	
(NAME)	(NAME)	**119-05-0-355.00**
310 Whitsett Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **JUSTIN C. HYDE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OLIVIA KATHERINE RANSEEN, AN UNMARRIED WOMAN, AND LOGAN NICHOLAS ELLIOT, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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. 10, Block 2 on the Plan of Subdivision of Cumberland Nurseries, Blocks No. 1 and 2 of record in Plat Book 161, Page 35, in the 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 Justin C. Hyde and Annastasia S. Hyde, husband and wife by Warranty deed from Peter G. Streiff, unmarried of record in Instrument No. 20160802-0079415 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on August 02, 2016.

Being the same property conveyed to Justin C. Hyde, married by Quitclaim Deed from Annastasia S. Hyde, married of record in Instrument No. 20191028-0110099 Register's Office for Davidson County, Tennessee, dated October 15, 2019 and recorded on October 28, 2019.

Justin Hyde having since divorced. Subject property remaining his sole asset per Final Decree of Divorce filed of record in the Forth Circuit Court for Davidson County, Tennesee, Docket No. 19D2047.

This conveyance is subject to:
• 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 161, Page 35, Register's Office for Davidson County, Tennessee.
• Right of Way Deed of record in Book 2241, Page 166, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **310 Whitsett Road, Nashville, Tennessee 37210**.

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 7th DAY OF MAY, 2024.

Justin C. Hyde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN C. HYDE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of May, 2024.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

Pat White

I, ~~Chase Owens~~, 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 May 7 2024. (Date of document)

Affiant Signature

May 7 2024
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 7th day of May, 2024

Notary signature

My commission expires:

CHASE OWENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 10-25-2027