Karen Johnson Davidson County
Batch# 1136133 DEEDWARR
05/16/2024 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,285.38
20240516-0036530

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $347,400.00.

Affiant

Subscribed and sworn to before me, this 13th day of May, 2024.

Notary Public

My commission expires: 11.2.2026

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Chase Sutherland	NEW OWNER	**070-01-0A-003.00-CO**
509 Harold Prewett Drive		
Nashville, TN 37218		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Tanya Y. Fields and Haison Fields, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Chase Sutherland, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat, West Hamilton Place, a Cluster Lot Subdivision of record in Plat at Instrument No. 20020807-0094807, 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 Tanya Y. Dixon and Haison Fields, wife and husband by Warranty Deed from SPH Property Two, LLC, a Delaware limited liability company of record in Instrument No. 20210226-0024846 Register's Office for Davidson County, Tennessee, dated February 11, 2021 and recorded on February 26, 2021.

This is improved property known as **509 Harold Prewett Drive, Nashville, TN 37218.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of May, 2024.

Tanya Y. Fields

Haison Fields

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Tanya Y. Fields and Haison Fields, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of May, 2024.

Notary Public
My Commission Expires: 3-23-27

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County

LTC File No. 24-000443-626

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 5/16/2024 (date of document).

Affiant Signature

5/16/2024
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

