When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File# 1-22567-PR

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $565,000.00.

Affiant

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 15th day of May, 2024.

Notary Public:
My Commission Expires: 1/4/2027

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1136477 DEEDWARR
05/20/2024 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20240520-0036977

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Cara Brown 2301 Porter Road Nashville, TN 37206	New Owner	072-16-0-055.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Judy Webb Hutchison FKA Judy A. Webb, an unmarried woman**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Cara Brown, unmarried and Peter McDonald, unmarried, joint tenants with right of survivorship,** hereinafter called the Grantee(s), his/her/their 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. 11 on the Plan of Birchwood Gardens, Section One, as of record in Book 2900, Page 16, Register's Office for said County. Said Lot No. 11 fronts 85 feet on the northerly side of Porter Road and extends back 200 feet on the easterly line and 202.34 feet on the westerly line to a dead line measuring 85.10 feet thereon.

BEING the same property conveyed to Judy A. Webb by Quitclaim Deed from Marcella Davis, dated 11/13/2012 and recorded 11/27/2012 in Instrument No. 20121127-0108539; and the same property previously conveyed to Marcella Davis and Judy A. Webb by Warranty Deed from A. G. Webb and wife, Myrtle Webb, dated 3/22/1972 and recorded 3/24/1972 in Book 4586, Page 404, Register's Office for Davidson County, Tennessee. The said Judy A. Webb was married to Kenneth Dale Hutchison, Sr. on June 19, 2021. The said Kenneth Dale Hutchison, Sr. has since died on July 14, 2021 leaving Judy Webb Hutchison as the sole tenant.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all other matter shown on plat of record in Book 2900, Page 16, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 2301 Porter Road, Nashville, TN 37206

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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 my/our hand(s) this the 15th day of May, 2024.

Judy Webb Hutchison, formerly known as Judy A. Webb

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Judy Webb Hutchison, 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.

Witness my hand and official seal, this 15th day of May, 2024.

Commission Expires:
9/27/24

Notary Public:

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 5/15/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5/16/2024

State of Tennessee

County of Davidson

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

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

