Karen Johnson Davidson County
Batch# 1138368 DEEDWARR
05/22/2024 12:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,753.80
20240522-0038154

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$474,000.00**. Amanda Allen **Affiant** Subscribed and sworn to before me, this **13th day of May, 2024.** Brooke Hicks **Notary Public** **My commission expires:** 5-9-26

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jackson Kyle Tuttle **Lindsay Lou** **420 Hollydale Drive** **Nashville, TN 37217**	Lenderone Financial Corp. 7500 College Blvd. Ste. 1150 Overland Park, KS 66210	106 16 0 080.00 106 16 0 040.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **David A. Williams, Sr. and Barbara Williams, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Jackson Kyle Tuttle, a single man, and Lindsay Lou, a single woman, as joint tenants with right of survivorship**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is **improved** property known as **420 Hollydale Drive, Nashville, TN 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 ~~13th~~ 15 **day of May, 2024.**

David A. Williams, Sr.

Barbara Williams

STATE OF TENNESSEE
COUNTY OF SUMNER

On this ~~13th~~ 15 day of May, 2024, before me personally appeared David A. Williams, Sr. and Barbara Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~13th~~ 15 day of May, 2024.

Cheryl M Rodgers
Notary Signature
My commission expires:
11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

HE-2024-187

Nothing contained herein shall be construed so as to obligate the Company to issue its Title Insurance Policies in the form requested. However, should the Company issue any such Title Insurance Policies, it will do so in reliance upon the undertakings of the undersigned, and the issuance of such Title Insurance Policies shall be the consideration for the above undertakings by the undersigned.

The Company shall have the right at any time hereafter, upon notice to the undersigned below, when it shall deem necessary, expedient, desirable or of interest to do so, in its sole discretion, to pay, discharge, satisfy or remove from the title to said real estate all or any of the items set out above. The undersigned covenants and agrees to pay to the Company all amounts so expended on demand.

Executed this the 15th day of May, 2024.

David A. Williams Sr.
David A. Williams, Sr.

Barbara Williams
Barbara Williams

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
CP

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David A. Williams, Sr. and Barbara Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Cheryl M Rodgers
Notary Public

My Commission Expires:

11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

EXHIBIT A

PARCEL 1:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, pages 33 and 34, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Hollydale Drive at the corner of lots nos. 15 and 16; thence with the southeasterly margin of said Drive northeastwardly 100 feet to the corner of lots nos. 14 and 15; thence with the line between said two lots southeastwardly 277.6 feet to an iron pin; thence south 20 degrees, 04 minutes west 112 feet to an iron pin; thence south 65 degrees, 04 minutes west 75 feet to an iron pin at the corner of lots nos. 15 and 16; thence with the line between said two lots northwestwardly 313.5 feet to the beginning.

Being the same property conveyed to James D. Williams and wife, Betty H. Williams by Warranty Deed from Houston T. Ezell and wife, Mabel W. Ezell, dated January 11, 1960, recorded January 22, 1960, of record in Book 3026, Page 159, Register's Office for Davidson County, Tennessee.

The said James D. Williams having died on or May 23, 1982, vesting Betty H. Williams as surviving tenant.

Being the same property conveyed to Bettie H. Williams, Lou Anne W. Sandlin, and David A. Williams, Trustees of the Bettie H. Williams Revocable Trust by Quitclaim Deed from Bettie H. Williams, dated December 17, 1993, recorded December 17, 1993, of record in Book 9191, Page 232, Register's Office for Davidson County, Tennessee.

The said Bettie H. Williams having died on or about March 29, 2022.

Being the same property conveyed to David A. Williams, Sr. and Barbara Williams, Husband and Wife by Quitclaim Deed from Lou Anne Williams and David A. Williams, Sr., co-trustees of The Bettie H. Williams Revocable Trust, dated March 8, 2023, recorded July 3, 2023, of record in Instrument No. 20230703-0050851, Register's Office for Davidson County, Tennessee.

PARCEL 2:

Land in Davidson County, Tennessee, being a 0.9, more or less, acre portion of the property conveyed to the Christian Education, Inc. in Book 6231, page 699, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point lying at the common rear corner of Lots 14 and 15 on the Plan of Hill-N-Dale as of record in Book 2900, page 34, Register's Office of Davidson County, Tennessee, said point being further described as lying on the westerly line of the Tennessee Conservation League property as of record in Book 5829, page 506, Register's Office of Davidson County, Tennessee; thence leaving the said Lots 14 and 15 and running with the westerly line of the said Tennessee Conservation League in a southerly direction a distance of 355, more or less, feet to a point lying on the northerly line of Lot 25 on the Plan of Glencliff Estates, Section 4, as of record in Book 1835, page 79, Register's Office of Davidson County, Tennessee; thence leaving the said line of the Tennessee Conservation League and running with the said line of Lot 25 and the centerline of Mill Creek in a westerly direction a distance of 50, more or less, feet to the common rear corner of Lots 25 and 26 on the said Plan of Glencliff Estates; thence leaving Glencliff Estates and running in a northerly direction a distance of 230, more or less, feet to a point lying on the rear line of Lot 16 and 15 on the said Plan of Hill-N-Dale North 65 degrees 04 minutes East a distance of 166.5 feet to a point lying on the rear line of said Lot 15; thence running with the rear line of said Lot 15, North 20 degrees, 04 minutes East a distance of 112.0 feet to the point of beginning.

Being the same property conveyed to Betty H. Williams by Warranty Deed from Christian Education, Inc., dated August 22, 1988, recorded October 18, 1989, of record in Book 7962, Page 381, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bettie H. Williams, Lou Anne W. Sandlin, and David A. Williams, Trustees of the Bettie H. Williams Revocable Trust by Quitclaim Deed from Bettie H. Williams, dated December 17, 1993, recorded December 17, 1993, of record in Book 9191, Page 230, Register's Office for Davidson County, Tennessee.

The said Bettie H. Williams having died on or about March 29, 2022.

Being the same property conveyed to David A. Williams, Sr. and Barbara Williams, Husband and Wife by Quitclaim Deed from Lou Anne Williams and David A. Williams, Sr., co-trustees of The Bettie H. Williams Revocable Trust, dated March 8, 2023, recorded July 3, 2023, of record in Instrument No. 20230703-0050850, Register's Office for Davidson County, Tennessee.

D, & W Sr,

Bus

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 15, 2024**.

Affiant Signature

May 22, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 22nd day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25