Karen Johnson Davidson County
Batch# 1156371 DEEDWARR
07/10/2024 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,117.88
20240710-0051734

Name and Address of New Owner:
Nathan Patrick Hood and Samantha Crews Hood
2720 Crestdale Drive
Nashville, TN 37214

Send Tax Bills To:
Nathan Patrick Hood and Samantha Crews Hood
2720 Crestdale Drive
Nashville, TN 37214

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

Map & Parcel No: 084 04 0 015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gary D. Beaty, Albert L. Dale, and Carolyn D. Dale**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nathan Patrick Hood and Samantha Crews Hood, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 35 on the Map of MCGAVOCK HEIGHTS, SECTION TWO, as of record in Plat Book 2330, Page 101, Register's Office for said County.

Said Lot No. 35 fronts 120 feet on the Westerly side of Crestdale Drive and runs back 223.1 feet on the North line and 230 feet on the South line to a dead line in the rear, measuring 120.2 feet thereon.

Being the same property conveyed to Carmen Atkins, by Deed from George Brandt, of record in Instrument No. 20130319-0027293, in the Register's Office of Davidson County, Tennessee, dated March 15, 2013 and recorded on March 19, 2013. The said Carmen Atkins died March 23, 2024, intestate, devising subject property to Gary D. Beaty, Albert L. Dale, and Carolyn Dale, as her surviving Heirs at Law. See Case No. 24P770, Seventh Circuit Court for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of July, 2024.

_____ (SEAL)
Gary D. Beaty

_____ (SEAL)
Albert L. Dale

_____ (SEAL)
Carolyn D. Dale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of July, 2024, before me personally appeared Gary D. Beaty, Albert L. Dale and Carolyn D. Dale, 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 9th day of July, 2024.

_____
Notary Signature
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $572,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of July, 2024.

Notary Signature
My commission expires: 03/03/2027

DEVIN KERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 July 9, 2024.

July 10, 2024

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 10 day of July, 2024

Notary Public:

My Commission Expires: 7.6.26