WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $468,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

DM-KW-24-616

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson
Batch # 1165662
08/02/2024 09:54:34 AM
Fees: $13.00 Taxes: $1,734.93

Davidson County
DEEDWARR
2 pgs

20240802-0058742

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Haylee Hattabaugh and Matthew Hattabaugh	New Owner	
(NAME)	(NAME)	**075-07-0-100.00**
616 Topeka Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **KAYLA HARRIS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAYLEE HATTABAUGH AND MATTHEW HATTABAUGH, WIFE AND HUSBAND,** 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 situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 217 on the Map of Tulip Grove Subdivision, Section 4, as of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 217 fronts 89.00 feet on the Easterly margin of Topeka Drive and runs back between two lines, 140.42 feet on the Westerly line and 140.40 feet on the Easterly line to a line in the rear, measuring 89.00 feet thereon.

Being the same property conveyed to Jeremy Edward McCall and Lauren L. McCall, husband and wife by Warranty Deed from James S. Stackhouse of record in Instrument No. 20190422-0036504 Register's Office for Davidson County, Tennessee, dated April 15, 2019 and recorded on April 22, 2019.

Being the same property conveyed to Kayla Harris, unmarried woman by Warranty Deed from Jeremy Edward McCall and wife, Lauren L. McCall of record in Instrument No. 20220907-0100318 Register's Office for Davidson County, Tennessee, dated September 06, 2022 and recorded on September 07, 2022.

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 4175, Page 12, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4228, Page 457, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **616 Topeka Drive, Hermitage, Tennessee 37076**.

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 1 DAY OF AUGUST, 2024.

Kayla Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAYLA HARRIS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of August, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



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