Karen Johnson Davidson County
Batch# 1167389 DEEDWARR
08/12/2024 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20240812-0060455

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $465,000.00

Ashlie D Hubbard
Affiant

Subscribed and sworn to before me, this 6th day of August, 2024.

Notary Public
My commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Charlie Hubbard **Ashlie Hubbard**	Bank of Tennessee	**049150A02800CO**
722 Flint Ridge Dr	P.O. Box 4980	
Nashville, TN 37189	Johnson City, TN 37602-4980	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Taylor White and Michael White, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashlie Hubbard and Charlie Hubbard, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 720, established in the Declarations of Covenants, Conditions, and Restrictions for Flint Ridge Homes, of record in Instrument No. 20070124-0009978, as corrected by Surveyor's Certificate of Correction in Instrument No. 20190319-0025018, Register's office for Davidson County, Tennessee, and as depicted on the Site Plan for Flint Ridge Homes, being Exhibit C of said Declarations of Covenants, Conditions, and Restrictions for Flint Ridge Homes, all of record in Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Taylor Butts, single, and Michael White, single, as tenants in common with right of survivorship, by Warranty Deed from Julian Jobe and Khira Turner, husband and wife, dated November 23, 2020, of record in Instrument No. 20201130-0139051, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Taylor Butts is now known as and is one and the same person as Taylor White.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 722 Flint Ridge Dr, Nashville, TN 37189.

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.

Taylor White Date: 8/6/24
Taylor White

Michael White Date: 8/6/24
Michael White

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Taylor White and Michael White, the within named Grantor(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, at office, this 6th day of August 2024.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Lutece Bone, 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 08/06/2024 (date of document).

Affiant Signature

08/07/2024
Date

State of TN

County of WILSON

Sworn to and subscribed before me this 7th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 03-02-2028

NOTARY'S SEAL

