Karen Johnson Davidson County
Batch# 1184535 DEEDWARR
09/20/2024 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20240920-0073191

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $100,000.00. Affiant Subscribed and sworn to before me, this the 6th day of September, 2024. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Anthony Hatchell and Jessica Hatchell	NEW OWNER	031-00-0-097.00
111 Fern Avenue		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAUREL GRIDER AND GLENDO GRIDER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY HATCHELL AND JESSICA HATCHELL, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the center of Ingram Lane at the intersection of the center line of said Lane and the Western boundary line of the property conveyed to W.R. Masters and wife, Et Al, by deed from William J. Hagewood and wife, of record in book 2083, Page 101, register's office for said County; thence in a Westerly direction with center line of Ingram Lane 436 feet to a point in the center of Ingram Lane to the beginning point being the Northeast corner; thence in a Westerly direction with the center of said road 275-1/2 feet being the Northwest corner; thence in a Southerly direction 81 feet to a sycamore tree on the North bank of a branch; thence Southerly 213 feet to a cedar being the Southwest corner; thence Easterly 125-1/2 feet to an ash tree in the fence line; thence in a Northeasterly direction 76 feet to a large cedar in the fence line being the Southeast corner; thence Northerly 133 feet to a large elm in a fence line; thence Northerly 118 feet to a point in the center of Ingram Lane to the beginning, containing 1-3/4 acres more or less.

Being the same property conveyed to Julie Zulanas, a single woman by Warranty Deed from Elizabeth A. Hendrix of record in Instrument No. 20210324-0038728 Register's Office for Davidson County, Tennessee, dated March 18, 2021 and recorded on March 24, 2021.

Being the same property conveyed to Laurel Grider and Glendo Grider, wife and husband by Warranty Deed from Julie Zulanas, a single woman of record in Instrument No. 20230323-0021021 Register's Office for Davidson County, Tennessee, dated March 20, 2023 and recorded on March 23, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2159 Ingram Road, Whites Creek, TN 37189, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of September, 2024.

Laurel Grider

Glendo Grider

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Laurel Grider and Glendo Grider, 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 6th day of September, 2024.

Notary Public

My Commission Expires: 1.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 27. 2024.

Affiant Signature

20th day of September, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

