WARRANTY DEED

Karen Johnson Davidson County
Batch# 1195147 DEEDWARR
10/17/2024 03:37:30 PM 4 pgs
Fees: $23.00 Taxes: $5,124.50
20241017-0080850

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES: 07-06-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stuart Sloane Southard, Jr and Emily Leonard Southard	New Owner	
(NAME)	(NAME)	127-00-0-170.00
7453 Huntwick Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **D. TRACY SHAW AND WIFE, KATHY WOMACK SHAW**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STUART SLOANE SOUTHARD, JR AND EMILY LEONARD SOUTHARD, A MARRIED COUPLE,** 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:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Section 2, Huntwick Estates of record in Plat Book 4860, Page 89 and 90, in the Register's Office for Davidson County, Tennessee, and more fully described as follows: Beginning at a point on the southeasterly margin of Huntwick Trail at the common front corner of Lots Nos. 39 and 25; thence, with the line between said lots, southeastwardly 312.29 feet to a concrete monument at the southeasterly corner of Lot No. 25; thence, with the rear line of said lot and a portion of the rear line of Lot No. 24, N 24 degrees 01' 15" E 163.49 feet to a concrete monument in the easterly boundary line of said subdivision; thence, with said boundary line, S 1 degree 11' 28" W 1072.01 feet to a point at the northeasterly corner of Lot No. 38; thence, with the northerly line of said lot, N 87 degrees 19' 28" W 242.82 feet to a concrete monument at the southeasterly corner of Lot No. 32; thence, with the rear lines of Lots Nos. 32, 31 and 30, N 2 degrees 53' 28" W 419.26 feet to a concrete monument at the southeasterly corner or Lot No. 29; thence, with the rear lines of Lots Nos. 29,28,27, and 26; N 24 degrees 01' 15" 496.69 feet to a concrete monument at the northeasterly corner of Lot No. 26; thence, with the northeasterly line of said lot, northwestwardly 316.31 feet to a point on the southeasterly margin of Huntwick Trail; thence, with said margin, passing through a concrete monument at 15.0 feet, northeastwardly a total distance of 50.0 feet to the Point of Beginning.

Being the same property conveyed to D. Tracy Shaw and wife, Kathy Womack Shaw by Warranty deed from C. W. Veazey and wife, R. Susan Gordon of record in Book 6300, page 550, Register's Office for Davidson County, Tennessee, dated May 25, 1984.

CH2024-757

Tract 2: Being a tract of land located in the Second Civil District of Davidson County, Tennessee, and being described according to a survey by Crawford Land Surveying, File 93215, dated January 6, 1994. Beginning at the northwest corner of the property conveyed to Frank 0. Bates & Mattie Lou Resha, as of record at Book 7872, page 825, R.O.D.C., TN, and being the northeast corner of Lot 24, as shown on the Plan of Huntwick Estates, Section 2, as of record in Book 4860, pages 89 & 90, R.O.D.C., TN, and proceeding as follows: Thence severing said Frank 0. Bates & Mattie Lou Resha, for the following 2 calls, South 15 degrees, 45 minutes, 33 seconds East, 861.73 feet to an iron pin; Thence, South 24 degrees, 28 minutes, 28 seconds West, 635.58 feet to an iron pin, said pin being the southeast corner of Lot 39 of said Huntwick Estates, Sec. 2, and being in the west boundary of said Frank 0. Bates & Mattie Lou Resha; Thence with the said boundary of said Bates & Resha with the east boundary of said Lot 39, North 01 degree, 11 minutes, 28 seconds East, passing a common corner of Lots 39 and 24 at a distance of 1,072.01 feet, in all a total distance of 1,408.11 feet to the beginning, and containing 4.06 acres, more or less.

Being the same property conveyed to Tracy Shaw and wife, Kathy Shaw by Warranty deed from Frank O. Bates and Mattie Lou Resha of record in Book 9239, page 487, Register's Office for Davidson County, Tennessee, dated February 2, 1994.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 7453 Huntwick Trail, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hand this 15 day of October, 2024

D. TRACY SHAW

KATHY WOMACK SHAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Tracy Shaw and Kathy Womack Shaw, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of October, 2024.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/15/25

Commission expires:

Notary Public

CH2024-757

True Copy Certification

I, **Pam Autry,** 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 this the 15 day of October, 2024.

Affiant Signature

Date 10/15/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of October, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

