Karen Johnson Davidson County
Batch# 1196559 DEEDWARR
10/22/2024 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20241022-0082010

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of October, 2024.

(Affix Seal) Notary Public

My Commission Expires: 11-21-26

2024-10-2200

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John Fields and Michael Holub 1123 Inglewood Drive Nashville, TN 37216	OWNER	Map/Parcel 061-03-0-169.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ray H. Hagewood and Susan S. Hagewood, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **John Fields and Michael Holub, spouses, married to each other**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 47 and the Easterly 10 feet of Lot 46 on the Map of Inglewood Heights Subdivision, of record in Book 1424, Page 85, Register's Office for said County.

Said Lot 47 and part of Lot 46 adjoin and front together 86.5 feet on the Southerly margin of Inglewood Drive and extends back between parallel lines 170 feet to a dead line in the rear measuring 80 feet thereon.

Being the same property conveyed to Ray H. Hagewood and wife, Susan S. Hagewood by Warranty Deed from Paul Marcum and wife, Elsie M. Marcum of record in Book 8239, page 238, Register's Office for Davidson County, Tennessee, dated October 31, 1990 and recorded on November 16, 1990.

This conveyance is subject to the following: 2024 Davidson County property taxes have been prorated between the parties and paid by Grantor, subsequent years are a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1123 Inglewood Drive, Nashville, TN 37216.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 21st day October, 2024.

Ray H. Hagewood

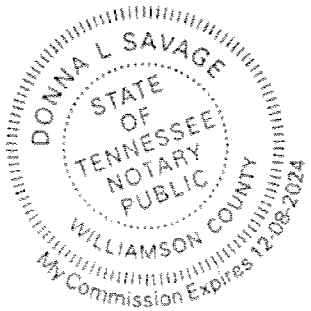
Susan S. Hagewood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of October, 2024, before me personally appeared Ray H. Hagewood and Susan S. Hagewood, 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 21st day of October, 2024.

Notary Signature
My commission expires:
12-08-2024



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 21, 2024.

J. Carlton Drumwright

October 21, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 21, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY