Karen Johnson Davidson County
Batch# 1202951 DEEDWARR
11/08/2024 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20241108-0087242

WARRANTY DEED

(SEAL)

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF November, 2024.

Notary Public
MY COMMISSION EXPIRES: 9/15/27

File #24-PA-2727-TWG

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Dearborn and Laura Hatchman	**New Owner**	
(NAME)	(NAME)	**104 15 0 273.00**
1149 Toomey Falls Road		
(ADDRESS)	(ADDRESS)	
Oneida, TN 37841		
(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,

PATRICIA A. WARD, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOHN DEARBORN AND LAURA HATCHMAN, MARRIED TO EACH OTHER,

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 in Davidson County, Tennessee, being Lot No. 2 on the Plan of E.C. SCRUGGS SUBDIVISION OF LOT 33 IN BELLAIR, of record in Plat Book 547, Page 143, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia A. Ward, by Warranty Deed from Charles Turner Simons, Jr. and wife, Elizabeth P. Simons, of record in Book 8795, Page 527, in the Register's Office of Davidson County, Tennessee, dated November 20, 1992, and recorded on November 24, 1992.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E.C. SCRUGGS SUBDIVISION OF LOT 33 IN BELLAIR, as recorded in Plat Book 547, Page(s) 143.

*Easement for Joint Driveway, recorded in Book 7500, Page 790.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 2727 West Linden Avenue, Nashville, TN 37212.

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 4th day of November, 2024.

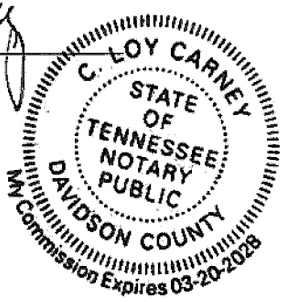
Patricia A. Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of November, 2024, before me personally appeared Patricia A. Ward, 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 4th day of November, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 11/4/24.

Affiant Signature – Joshua A. Terry

11/7/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/7/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27