Karen Johnson Davidson County
Batch # 1262561 DEEDWARR
04/21/2025 12 25 58 PM 2 pgs
Fees $13 00 Taxes $7,030 00

20250421-0030112

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of April, 2025

Notary Public

(Affix Seal)

My Commission Expires

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

2025-03-2646

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO

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

Address of New Owners	Send Tax Bills To:	Tax ID#:
Katherine Geer Hutto and Richard Steele Hutto 3903 Trimble Rd Nashville, TN 37215	~~NEW OWNER~~ Renasant Bank PO Box 4140 Tupelo, MS 38803	Map/Parcel 130-07-0-104 00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jesse A. Felker and Mary Alice Felker, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Katherine Geer Hutto and Richard Steele Hutto, wife and husband**, hereinafter called the GRANTEES, 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 21 on the Plan of Sharber's Harding Place Subdivision, not of record, described according to a survey made by W. B Southgate, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

BEGINNING on the Southerly margin of Trimble Road at the Northeast corner of the property conveyed to Harry A. Wilk, and wife, by deed from Kate T. Sharber, of record in Book 1320, Page 682, Register's Office for said county, being the corner of Lots Nos 20 and 21; thence with the line between said two lots and the Easterly line of said Wilk property, Southwardly 334 feet to the common corner of Lots Nos. 16, 17, 20 and 21, thence with the line between Lots Nos 16 and 21, Eastwardly 100 feet to the common corner of Lots Nos 15, 16, 21 and 22, thence with the line between Lots Nos 21 and 22, Northwardly 344 feet to the Southerly margin of Trimble Road, thence with said road, Westwardly 100 feet 6 inches to the beginning.

Being the same property conveyed to John F Caldwell, III and wife, Katheryn G. Caldwell by deed from S E Stafford Jr., Guardian of the estates of Brandy Marie May and Ashley Anne May of record in Book 5756, page 958, Register's Office for Davidson County, Tennessee, dated June 12, 1981 and recorded on June 12, 1981

Being the same property conveyed to Kathryn G Caldwell by Special Warranty Deed from John F Caldwell, III of record in Book 7675, page 333, Register's Office for Davidson County, Tennessee, dated September 29, 1988 and recorded on October 12, 1988.

Being the same property conveyed to Kathryn G Caldwell and Jesse A Felker and Mary Alice Felker, as joint

tenants with right of survivorship by Quitclaim Deed from Kathryn G Caldwell, unmarried, dated May 7, 2016 and recorded May 23, 2016 in Instrument No 20160523-0051596, Register's Office of Davidson County, Tennessee

Being the same property conveyed to Jesse A Felker and Mary Alice Felker, husband and wife by Quitclaim Deed from Kathryn G Caldwell, dated October 13, 2021 and recorded October 20, 2021 in Instrument No. 20211020-0140844, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2025, and subsequent years, a lien 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 3903 Trimble Rd, Nashville, TN 37215

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, its successors and assigns forever, and the GRANTOR, does covenant with the said GRANTEE that it is 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 itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 _____ day April, 2025

Jesse A. Felker

Mary Alice Felker

Mary Alice Felker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14 day of April, 2025, before me personally appeared Jesse A. Felker and Mary Alice Felker, 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 14 day of April, 2025.

Notary Signature
My commission expires:

