Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Karen Johnson
Batch # 1284653
06/16/2025 10 28 52 AM
M Fees $13 00 Taxes $4,255 00

Davidson County
DEEDWARR
2 pgs

20250616-0046689

Ivey Title, LLC Ref: (DL) Title No · 64099
Dav. Co File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Garnett S. Hutton William Thomas Hutton, Jr. 3620 Saratoga Dr. Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 10413024000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,150,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah Carran Daughtrey and Martha Craig Daughtrey,and Martha Craig Daughtrey, as devisee under the Last Will & Testament of Larry Gene Daughtrey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Garnett S. Hutton, an unmarried woman and William Thomas Hutton, Jr. a married man, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 18 Block C on the Plan of Bellwood of record in Book 547, pages 149 and 150, Register's Office for said County, to which Plan reference is hereby made for a more complete description. Together with a Mutual driveway Easement Agreement of record in Instrument No 20150714-0068577, said Register's Office.

Said Lot No. 18 fronts 60 feet on the Northerly side of Saratoga Drive and runs back between lines, 197.25 feet on the Easterly line and 207.65 feet on the Westerly line, to a dead line, measuring 61.05 feet thereon

Being the same property conveyed to Sarah Carran Daughtrey, Martha Craig Daughtrey and Larry G. Daughtrey by Warranty Deed from William D. Kavin, married, dated June 28, 2002 and recorded on June 28, 2002 of record in Instrument No. 20020628-0078466, Register's Office for Davidson County, Tennessee. The said Larry Gene Daughtrey has since died. the Last will and Testament of Larry Gene Daughtrey of record in Case No. 16P1154, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised his interest in subject property to Martha Craig Daughtrey

Description Reference. Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 547, pages 149 and 150, said Register's Office, which Plan shows a 30, foot minimum building setback line from Saratoga drive.

This is improved property, known as 3620 Saratoga Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of June, 2025

Sarah Carran Daughtrey

Martha Craig Daughtrey

Martha Craig Daughtrey, devisee

State of Tennessee

County of Davidson

On this 12th day of June, 2025, before me the undersigned authority, personally appeared Sarah Carran Daughtrey and Martha Craig Daughtrey, and Martha Craig Daughtrey, as devisee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,150,000.00

Affiant

Sworn and subscribed before me this 12th day of June, 2025

Notary

My Commission Expires _____

SEZEN YILMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025