**WARRANTY DEED**

Karen Johnson
Batch # 1307134
08/11/2025 09:26:17 AM
Fees: $13.00 Taxes: $2,601.10

Davidson County
DEEDWARR
2 pgs

20250811-0063383

HILLARY TORRENCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No. EM-25-10718

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $703,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2025

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12/17/2028
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael Huffines | New Owner | |
| (NAME) | (NAME) | |
| 6368 Ivy Street | | 091-09-0-135.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (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, I/we, **Jacob B. Jeffers and Kaitlin A. Jeffers, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Huffines, a married man** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being the 0.22 acre lot on the Plan of Jerry Smith Subdivision, of record in Plat Book 8250, Page 815, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**Previously described as Lot No. 13, on the Plan of Ivy's Resubdivison of Lots 4 and 85.6 feet of Lot 2 on the Resubdivison of Lot No. 21, of B. F. Cockrill Farm, not of record.**

**Being the same property conveyed to Jacob B. Jeffers and Kaitlin A. Jeffers, husband and wife by Warranty Deed from Anthony James Clark and Anika Clark, husband and wife, dated February 2, 2023 and recorded February 7, 2023 in Instrument No. 20230207-0008845, Register's Office of Davidson County, Tennessee.**

**This is property more commonly known as 6368 Ivy Street, Nashville, TN 37209.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 7 day of August, 2025.

Jacob B. Jeffers

Kaitlin A. Jeffers

STATE OF Michigan
COUNTY OF Kent

On this 7th day of August, 2025, before me personally appeared Jacob B. Jeffers and Kaitlin A. Jeffers, 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 7th day of August, 2025.

Notary Signature
My commission expires: 09/02/2029

JEREMY GILCHRIST
Notary Public - State of Michigan
County of Muskegon
My Commission Expires 09/02/2029
Acting in the County of Kent