THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38959-10-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $366,600.00. Kirsten Virden Affiant Subscribed and sworn to before me this 9th day of January, 2026. Rachel Marie Collins Notary Public My Commission Expires: 3.21.2028

RACHEL MARIE COLLINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Michael Brett Hutchens and Jemma Mae Detwiler Hutchens 1116 Elkader Court South Antioch, TN 37013	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 15003036900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cecelia D. Moore, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Brett Hutchens and Jemma Mae Detwiler Hutchens, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1116 Elkader Court South, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1369337 DEEDWARR
01/13/2026 10:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,356.42
20260113-0003022

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of January, 2026.

Cecelia D. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cecelia D. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2026.

Notary Public

My Commission Expires:

7-7-2027

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 423 on the Plan of Section Nine, The Country, of record in Plat Book 6900, Pages 285 and 286, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cecelia D. Moore by deed dated July 13, 2005 from Robert Withrow and wife, Cammie Withrow of record in Instrument No. 20050728-0088046, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive Covenants contained in an instrument of record in Book 7402, Page 977, as corrected in Book 7404, Page 292, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 6900, Pages 285 and 286, Register's Office for Davidson County, Tennessee.

I, Kirsten Virden, 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 01/09/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 01/09/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of January, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

