Karen Johnson
Batch # 1421064
05/15/2026 10:11:48 AM
Fees: $13.00 Taxes: $1,110.00
Davidson County
DEEDWARR
2 pgs
20260515-0043831

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me on this 8 day of May 2026.

Notary Public

My Commission Expires: 3/16/29

NICHOLAS PERENICH JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle, Ste A
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Map-Parcel Number:
Charles T. Hutchins and Donna S. Hutchins 7413 Harrow Dr. Nashville, TN 37221	New Owner	142 02 0 129.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Don A. Thompson, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto Charles T. Hutchins and wife Donna S. Hutchins, hereinafter called the Grantee(s), their heirs, successors, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 138, on the Plan of CROSS TIMBERS, Section 3, of record in Plat Book 4175, page 21, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Don A. Thompson and wife Joy W. Thompson from Dainey D. Canfield and wife Leta W. Canfield, of record in Book 9659, Page 624, Register's Office for Davidson County, Tennessee. The said Joy W. Thompson is deceased.

This is improved property known as 7413 Harrow Dr., Nashville, TN 37221.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee(s), their successors, and assigns, forever; and Grantor(s) do covenant with said Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor(s) do further covenant and bind themselves and their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs, successors, and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Taxes for 2026 are assumed by Grantees.

WITNESS my hand this 8 day of May, 2026.

Don A. Thompson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Don A. Thompson, with whom I am personally acquainted, and who acknowledged that s/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 8 day of May, 2026.

Notary Public

My Commission Expires: 3/6/25

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY