Bill Garrett Davidson County
Batch# 124084 DEEDWARR
08/02/2018 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.13
20180802-0075868

WARRANTY DEED

File #18300

STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $724,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/22/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kayla Wieck	NEW OWNER	-104-15-0-343.00
(NAME)	(NAME)	
2114 Westwood Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **Margaret Hamilton and Jeremy Hamilton (formerly Jeremy Meador), wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kayla Wieck, unmarried woman and Stefan McCrea Berklacich, unmarried man as tenants in common with the right of survivorship,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Lot of Land located in the City of Nashville, Davidson County, Tennessee and more particularly described as follows: -

Being the Westerly 1/2 of Lot 67 on the plan of Belair as of record in Book 332, Page 6 Register's Office for Davidson County, Tennessee and which Westerly 1/2 fronts 50 feet on the Northerly side of Westwood Avenue and runs back between parallel lines 185 feet to an alley.

Being the same property conveyed to Margaret Hamilton and Thomas Meador, wife and husband by Warranty deed from Veronica C. Hill n/k/a Ronnie Woodard and Thomas Woodard Jr., wife and husband of record in Instrument No. 20150108-0002242 Register's Office for Davidson County, Tennessee, dated January 07, 2015 and recorded on January 08, 2015. Affidavit filed of record in Instrument Number 20180720-0070889 to correct the Vesting of the Warranty Deed to read as Margaret Hamilton and Jeremy Meador, wife and husband. Jeremy Meador has since changed his name to be Jeremy Hamilton.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2114 Westwood Ave, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 31st day of July, 2018.

Margaret Hamilton

Jeremy Hamilton

aka Jeremy Meador

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Margaret Hamilton and Jeremy Hamilton (also known as Jeremy Meador)** , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2018.

My commission expires: 8-4-20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027

True Copy Certification

I, Dakotah Harvey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2018