Karen Johnson Davidson County
Batch# 215376 DEEDWARR
04/09/2019 09:26:36 AM 2 pgs
Fees: $13.00 Taxes: $273.80
20190409-0032130

WARRANTY DEED

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019

IJIYODE-H19010

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF March, 2019.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Music City Real Estate Holding and Management, LLC	NEW OWNER	043.10-0B-101.00 CO
555 North DuPont Ave #101	3067 Outfitters drive	
Madison, TN 37115	clarksville, TN 37040	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, THE ESTATE OF GARY HAMLETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Music City Real Estate Holding and Management, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. E-101 of Madison Park Condominiums, Phase II, or record in Plat Book 5200, pages 179 thru 182, Register's Office for Davidson County, Tennessee, which plan reference and record thereof are incorporated herein and made a part hereof by this reference thereto.

Being the same property conveyed to Linda Brown Hamlett and husband, Gary W. Hamlett by Deed of record in Inst # 20120510-0040583, recorded 05/10/2012, Register's Office for Davidson County, Tennessee.

Linda Brown Hamlett having since died, leaving Gary W. Hamlett as surviving tenant. Gary W. Hamlett having since died. Estate probated in Sumner County appointing Nathan Casey as Personal Representative.

( ) unimproved
This is (X) improved property known as 555 North DuPont Ave #101, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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(s) this 29th day of March, 2019 :

Nathan Casey (Executor)

The Estate of Gary Hamlett by **Nathan Casey as Personal Representative**

STATE OF Michigan

COUNTY OF Berrien

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Nathan Casey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Personal Representative** of **he Estate of Gary Hamlett,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Nathan Casey** as **Personal Representative.**

Witness my/our hand(s) this 29th day of March, 2019.

Kelly Gaston
Notary Public

KELLY GASTON
Notary Public, State of Michigan
County of Berrien
My Commission Expires May. 31, 2022
Acting in the County of Berrien

KELLY GASTON NOTARY PUBLIC BERRIEN COUNTY MI

My Commission Expires: May. 31. 2022