Karen Johnson Davidson County
Batch# 238323 DEEDWARR
06/04/2019 09:51:58 AM 2 pgs
Fees: $13.00 Taxes: $936.10

20190604-0053044

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $253,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of May, 2019.

NOTARY PUBLIC

My commission expires: 1-3-22

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Andrew Nelson	New Owner	150-07-0-346.00
(NAME)	(NAME)	
3321 Country Ridge Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $253,000.00 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 **Jamie Durham Hatter and Parker Hatter, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Andrew Nelson**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 282, as shown on the map entitled "The Country", Section Six-B, of record in Plat Book 5200, Pages 741 and 742, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jamie Durham, a single woman, by deed from George Brandt, a married man and Eric Sox, a married man, dated 02/03/2017, of record in Instrument No. 20170209-0013889, said Register's Office. The said Jamie Durham having since married and is now known as Jamie Durham Hatter.

The said Parker Hatter joins in this conveyance to convey any marital interest he has in said property.

This property is __unimproved _X_improved property known as: 3321 Country Ridge Drive, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of May, 2019.

Jamie Durham Hatter
Jamie Durham Hatter

Parker Hatter by Jamie Durham Hatter his attorney-in-fact
Parker Hatter by Jamie Durham Hatter
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jamie Durham Hatter and Parker Hatter, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2019.

Tammy Duncan
Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Jamie Durham Hatter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Parker Hatter and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. _____ Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 31st day of May, 2019.

Tammy Duncan
Notary Public
My commission expires: 4/22/23

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122