Karen Johnson Davidson County
Batch# 317105 DEEDWARR
11/18/2019 03:12:06 PM 2 pgs
Fees: $13.00 Taxes: $961.63

20191118-0118882

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $259,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of November, 2019.

NOTARY PUBLIC

My commission expires: 1-3-22

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

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

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jamin Thornsberry	NEW OWNER	06116004900
(NAME)	(NAME)	
1349 Cardinal Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		

Warranty Deed

For and in Consideration of the sum of $259,900.00 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 **Brian Hamblen and Katherine Hamblen aka Katerine Elizabeth Hamblen, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jamin Thornsberry, as a single man**, 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:

Being Lot No. 30 and the Northwesterly 10 feet of the Lot No. 31, Block "A", on the Map of Greenland Estates as of record in Book 974, Page 13. 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 Brain Hamblen, a married man, by deed from Brian Hamblen and wife, Katherine Elizabeth Hamblen, dated December 22, 2016 and recorded as Instrument No. 20161230-0137357, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 1349 Cardinal Avenue, Nashville, TN 37216.

Katherine Hamblen aka Katherine Elizabeth Hamblen, wife of Brian Hamblen, joins in the execution of this instrument for the sole purpose of relinquishing any and all of her rights, title, and interest, marital or otherwise, in and unto said property.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-VRDS19-1349

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 15th day of November, 2019.

Brian Hamblen

Katherine Hamblen

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Hamblen and Katherine Hamblen, 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 15th day of November, 2019.

Notary Public
My Commission Expires: 4/20/23

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-VRBS-19-1349