Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0070

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of January, 2020

Notary Public

Commission Expires: March 3, 2020

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 349299 DEEDWARR
01/28/2020 09:01:15 AM 2 pgs
Fees: $13.00 Taxes: $1,822.25

20200128-0009925

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles Michael Lohoff 5211 A Illinois Avenue Nashville, TN 37209	New Owner	091-11-0K-002.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Kimberly Inez Hamilton (f/k/a Kimberly Cameron), an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Michael Lohoff, single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit "A" on the Plan of Homes at 5211 Illinois Avenue, a Horizontal Property Regime with Private Elements, attached as Exhibit "A" to the Declaration of Covenants, Conditions, and Restrictions for Homes at 5211 Illinois Avenue a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160125-0006786, as amended in Instrument No. 20160225-0018136 and Instrument No. 20160301-0019444, and further amended in a Third Amendment to Declaration of Covenants, Conditions, and Restrictions for Homes at 5211 Illinois Avenue, A Horizontal Property Regime With Private Elements, referencing a Third Revised Exhibit A attached to said Third Amendment, replacing in their entirety all prior recorded plats, dated September 13, 2016, of record in Instrument Number 20160913-0096346, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kimberly Cameron by Warranty deed from Harold G. Johnson, Jr. of record in Instrument No. 20161102-0115993 Register's Office for Davidson County, Tennessee, dated October 31, 2016 and recorded on November 02, 2016, and Deed of Correction and Quitclaim Deed Recorded on February 26, 2018, Instrument No. 20180226-0017670. The said Kimberly Cameron, now known as Kimberly Inez Hamilton.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5211 A Illinois Avenue, Nashville, TN 37209

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of January, 2020.

Kimberly Inez Hamilton, formerly known as Kimberly Cameron

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kimberly Inez Hamilton (f/k/a Kimberly Cameron)** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of January, 2020.

Notary Public
My Commission Expires: 11/14/23

(Notary Seal)

