Karen Johnson Davidson County
Batch# 375695 DEEDWARR
03/23/2020 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $926.85
20200323-0031167

WARRANTY DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,500.00

Angela Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2020

Notary Public

MY COMMISSION EXPIRES: 4-17-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebekah Pewitt Hammonds Dalton Hammonds	Send to	0630825100
(NAME)	(NAME)	
4024 Lafayette Avenue	New Owners	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jeremy Bockman as member of **The Twin Team, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rebekah Pewitt Hammonds and Dalton Hammonds,** 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 Lot Number 13, Block B-1, Hadley's Bend City, of record in Plat Book 421, Page 120, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being part of the same property conveyed to The Twin Team, LLC, by deed of record in Instrument No. 20160913-0096072, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4024 Lafayette Avenue, Old Hickory, TN 37138
(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/our hands this 12th day of March, 2020.

member

The Twin Team, LLC
By: Jeremy Bockman, member

State of Tennessee
County of Davidson

Jeremy Bockman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be member of The Twin Team, LLC and that he as such member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as member.

WITNESS my hand and seal this 12th day of March, 2020.

Notary Public _____
My Commission Expires: _____

HILARY MOHSENZADEH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

File No.: 14558

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9/20/2021

SEAL

