This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6907

Karen Johnson Davidson County
Batch# 394464 DEEDWARR
05/01/2020 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,113.70
20200501-0045793

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $301,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of April, 2020.

Notary Public
My Commission Expires: _____

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12.15.2021 COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephanie Lynn Otte ~~805 Gwynn Dr.~~ Nashville, TN 37216	~~New~~ Owner	061-07-0-091

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Cassandra Hampton, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Stephanie Otte, a single woman,** hereinafter called the Grantee, her 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 No. 1 on the resubdivision map of Lot Nos. 1, 2 and 3 of Block "G" of Broadmoor Subdivision, of record in Book 1633, page 455, Register's Office for Davidson County, Tennessee.

Together with the westerly 20 feet of abandoned Grimstead Place Right-of-Way, abandoned by Davidson County Resolution and conveyed to D. W. Agee and wife, Josephine W. Agee by Quitclaim Deed of record in Book 3127, page 139, said Register's Office.

Said Lot No. Lot No. 1 and abandoned Right-of-Way of Grimstead Place front together 72.00 feet on the northerly margin of Gwynn Drive, and extend back between parallel lines, 170 feet to a dead line.

Being the same property conveyed to Cassandra M. Hampton by Warranty Deed from Christina Teeple, married, dated February 18, 2016, recorded February 23, 2016, of record in Instrument No. 20160223-0017253, Register's Office for Davidson County, Tennessee.

**NOTE: With this conveyance, legal description is being corrected due to Scrivener's Error in previous deed.

Mr. Curtis Slike joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **805 Gwynn Drive, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2020.

GRANTOR:

Cassandra M. Hampton

Curtis Slike

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cassandra M. Hampton and Curtis Slike, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of April, 2020.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

202005010045793

True Copy Certification

I, **Jennifer Pennell**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

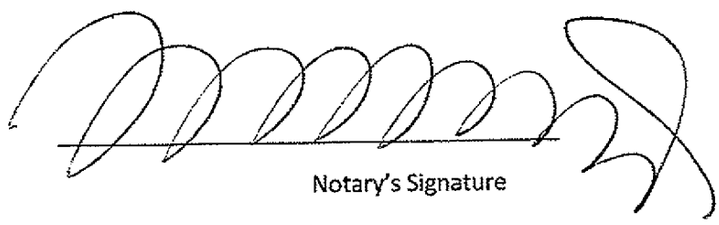


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

