WARRANTY DEED

Karen Johnson Davidson County
Batch# 410152 DEEDWARR
06/04/2020 01:39:25 PM 2 pgs
Fees: $13.00 Taxes: $1,439.30

20200604-0057590

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 9-28-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christal L. Williams	Castle & Cooke Mortgage, LLC	69-02-0-004.00
(NAME)	(NAME)	
3919 Drakes Branch Road	13751 South Wadsworth Park Drive, Suite 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Draper, UT 84020	
(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, **Deborah Grant Hamzah,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christal L. Williams,** a singe woman, 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:

Being Lot No. 28 on the Plan of Enchanted Hills, Section One, as of record in Book 3300, page 96, Register's Office for said County, described as follows:

BEGINNING at a point in the Northerly margin of Drakes Branch Road at the common corner of Lots No. 27 and 28; thence with said margin of said road, Southwestwardly 118.29 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve, Northwestwardly 37.26 feet to a concrete monument in the Northwestwardly 197 feet to a concrete monument; thence North 35° 14' East 208.82 feet to a concrete monument at the common rear corners of Lots No. 27 and 28; thence with the line between said lots, Southwestwardly 252.89 feet to the point of beginning.

Being the same property conveyed to Delores J Grant by Warranty Deed from Cumberland Builders, Inc. dated January 22, 1991 and recorded in Book 8282, page 718, Register's Office for Davidson County, Tennessee. Said Delores J. Grant having since died on September 4, 2018 and by Last Will & Testament, Deborah Grant Hamzah acquired the above described property as shown in the Case Number 20P7 Seventh Circuit Court for Davidson County, Tennessee Probate Division

unimproved ☐

This is improved ☑ property, known as 3919 Drakes Branch Road, Nashville, TN 37218
(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 2nd day of June, 2020.

Deborah Grant Hamzah by Dwayne Bell her Atty-in-fact

Deborah Grant Hamzah by Dwayne Bell, her attorney in fact

State of Tennessee
County of Davidson

On this the 2nd day of June 2020, before me personally appeared Dwayne Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Deborah Grant Hamzah, and who acknowledged that he executed same as the free act and deed of the said Deborah Grant Hamzah, by virtue of that Specific Power of Attorney, duly executed by the said Deborah Grant Hamzah, duly recorded in the Register's Offices for Davidson, County, Tennessee.

WITNESS my hand and seal this 2nd day of June, 2020.

Notary Public _____
My Commission Expires: 4-20-2022

File No.: 201910028

CARL E DUNPHY II
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SUMNER COUNTY