Prepared by:
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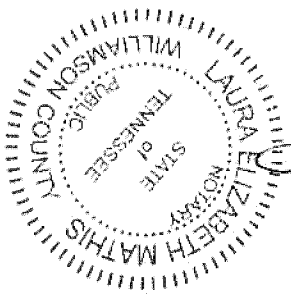
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me this 8th day of June, 2020.

Notary Public
My commission expires: 3-13-22



Karen Johnson Davidson County
Batch# 417986 DEEDWARR
06/18/2020 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20200618-0063739

Address of New Owner:	Send Tax Bills to:	Tax Information
Landon Alexander Foster	New Owner	163-04-0A-120.00-C
3001 Hamilton Church Road #120		
Antioch, TN 37013		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($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 **Katrice McGinnis, a married woman and a/k/a Katrice Renee Massey,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Landon Alexander Foster, an unmarried man,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 120, Hamilton Crossings Townhomes, a/k/a Hamilton Crossing Townhouses, Phase 2, a Planned Unit Development, of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20050701-0075731, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Katrice Renee Massey, n/k/a Katrice McGinnis, by deed from Mitzi M. Wade and husband Antonio L. McGinnis of record in Instrument No. 20160816-0085258, Register's Office for Davidson County, Tennessee, and dated August 12, 2016.

This conveyance is made subject to the following:

1. By-Laws of record in Instrument No. 20040212-0016946 Register's Office for Davidson County, Tennessee.

2. All matters appearing on the plan of Hamilton Crossings Townhomes of record in Instrument No. 20040212-0016945 and amended in Instrument No. 20050701-0075731 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20040212-0016945 and amended in Instrument No. 20040226-0022076, 20050310-0026734, 20050701-0075731, and 20060206-0014793in the official records of the Davidson County Register of Deeds.

This property is improved property known as 3001 Hamilton Church Road, Unit 120, Nashville, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 8th day of June, 2020.

Katrice McGinnis

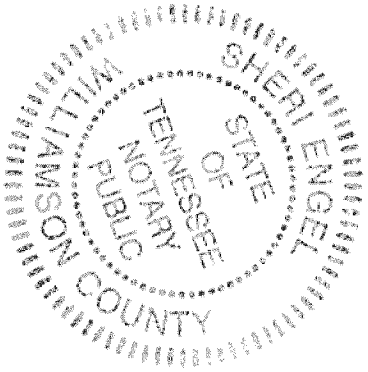
Fred McGinnis, who joins in this conveyance for the sole purpose of waiving any marital interest that he may have in this property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of June, 2020, before me personally appeared Katrice McGinnis and Fred McGinnis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of June, 2020.

Notary Signature
My commission expires: 12-18-2023



True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY