Karen Johnson Davidson County
Batch# 446749 DEEDWARR
07/30/2020 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $702.63
20200730-0084010

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Maybol Lwandy | New Adress | |
| (NAME) | (NAME) | |
| 2903 Sheana Way | | 15003038900 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Andrew Hamilton, a single man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Maybol Lwandy, a married woman**, hereinafter called the GRANTEE(S), his/her/their 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. 91-B, on the plan of ZONE LOT DIVISION LOT 91, CHELSEA OF PRIEST LAKE, SEC. TWO-A, as shown on plat of record in Book 6250, Page 955, amending Book 6250, Page 423, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Andrew Hamilton, a single man by Warranty Deed dated 02/22/2018 from 1 Public Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument 20180226-0017766, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Book 6250, Page 423, amended in Book 6250, Page 955, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2903 Sheana Way, Antioch, TN 37013
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 14th day of May, 2020.

Andrew Hamilton

State of Ohio
County of Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Hamilton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of May, 2020.

Notary Public:
My Commission Expires: 6.5.23

BETHANY WENELL - NOTARY PUBLIC
COMM EXP: JUN 5, 2023
STATE OF OHIO

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022