THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200628031

Karen Johnson Davidson County
Batch# 446859 **DEEDWARR**
07/30/2020 12:25:17 PM 2 pgs
Fees: $13.00 Taxes: $1,501.74

20200730-0084156

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $405,875.00.

Affiant

Subscribed and sworn to before me, this 16th day of July, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2022

WARRANTY DEED

Address New Owner: Margaret J. Hamrick 205 53rd Avenue North Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 03 0 050.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Hamrick, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret J. Hamrick**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 in the Plan of the Re-Subdivision of Lots 1 to 4 - Incl. on the Plan of Subdivision of Lots No's 21 and 22 in the Realty Savings Bank and Trust Co's Revised Plan of the West Extension of the Charlotte Park Company's First Addition of record in Book 1130, Page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Hamrick, by Quitclaim Deed from Margaret J. Hamrick, of record in Instrument No. 20170601-0054648, in the Register's Office of Davidson County, Tennessee, dated May 30, 2017 and recorded on June 01, 2017.

Lauren Hamrick joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Lots No's 21 and 22 in the Realty Savings Bank and Trust Co's Revised Plan of the West Extension of Charlotte Park Company's First Add., as recorded in Plat Book 1130, Page(s) 51.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Subdivision of Lots 1 to 4 - Incl.on the Plan of Subdivision of Lots No's 21 and 22 in the Realty Savings Bank and Trust Co's Revised Plan of the West Extension of the Charlotte Park Company's First Addition, as recorded in Plat Book 1130, Page(s) 51.

This is improved property located at 205 53rd Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 16th day of July, 2020.

Robert Hamrick

Lauren Hamrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Hamrick and Lauren Hamrick, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2020.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022