Karen Johnson Davidson County
Batch# 480153 DEEDWARR
09/22/2020 07:58:30 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20200922-0108284

WARRANTY DEED

STATE OF ~~TENNESSEE~~ NEVADA
COUNTY OF CLARK

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Michael J Hammill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~18TH~~ 17th DAY OF SEPTEMBER, 2020.

Krista Murrah
Notary Public

MY COMMISSION EXPIRES: July 8, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrew McCarron	Pinnacle Bank	155 16 0A 032.00
(NAME) 6708 Duqaine Court	(NAME) 150 3rd Ave. S. Ste. 1000	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, **Michael Hammill, an unmarried man,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Andrew McCarron and Anna McCarron, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot 24, TRACESIDE, SECTION TWO, Planned Unit Development, as shown on plat of record in Plat Book 7900, Pages 980 and 981, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more, particular description of said property.

Being the same property conveyed to Michael L. Hammill, an Unmarried Man, by Warranty Deed from Brian Douglas Petty and Wife, Tara Forrest Petty, of record in Instrument No. 20151008-0102631, in the Register's Office of Davidson County, Tennessee, dated October 07, 2015 and recorded on October 08, 2015.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1209 Meadow Trace Court, Nashville, TN 37221

KRISTA MURRAH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-08-23
Certificate No: 15-2398-1

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 our hands this 17th day of September, 2020.

Michael Hammill

STATE OF NEVADA
COUNTY OF CLARK

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Michael Hammill, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of September, 2020.

Krista Murrah
Notary Public

My Commission Expires: July 8, 2023

(SEAL)

KRISTA MURRAH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-08-23
Certificate No: 15-2398-1

Warranty Deed FRN-2011700SSO

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 5-30-21

202009220108284