Name and Address of New Owner:
Kris Hamid
9010 Chardonnay Trace
Franklin TN 37067
Send Tax Bills To:
New Owner
This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 481139 DEEDWARR
09/22/2020 04:02:30 PM 4 pgs
Fees: $23.00 Taxes: $349.65
20200922-0108840

Map & Parcel No: 062-11-0A-014.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cambridge Builders Corporation Inc., a Tennessee Corporation it's one-half undivided interest and David M. Shearon, his one-half undivided interest**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kris Hamid,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Pennington Bend Chase, as shown on plat of record in Instrument No. 20060531-0063604,'in the Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Volunteer investments, a Tennessee Corporation and Cambridge Builders Corporation, a Tennessee Corporation, as tenants in common each owning one half interest in instrument No. 20000307-0023292 recorded on March 7, 2000, Registers Office for Davidson County, Tennessee. Volunteer investments conveyed their one half interest to Adco Enterprises, Inc., a Tennessee Corporation, in instrument No. 20020710-0083011 recorded on July 10, 2002, Register's Office for Davidson County, Tennessee. Adco Enterprises, Inc., further conveyed their one half interest to Laura Goodwin and David Shearon, as joint tenants with the right of survivorship, in instrument No. 20040120—0007346 and recorded on January 20, 2004, Register's Office for Davidson County, Tennessee. Further, Laura Goodwin, N/K/A Laura Webster, conveyed her interest in said property to David M. Shearon by Quitclaim Deed dated February 20, 2020 of record in instrument No. 20200221—0019478, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved property known as: 200 Valley Bend Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of September, 2020.

Cambridge Builders Corporation Inc., a Tennessee Corporation

By: _____ - Pres (SEAL)
Nelson Holt, President

_____ (SEAL)
David M. Shearon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Nelson Holt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him/herself to be the President of Cambridge Builders Corporation, Inc., the within named bargainor, a Tennessee corporation, and that he/she as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him/herself as President.

Witness my hand, at office, this 14 day of September, 2020.

_____
Notary Signature
My commission expires: 11.8.2021

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of September, 2020, before me personally appeared David M. Shearon, 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 14 day of September, 2020.

_____
Notary Signature
My commission expires: 11.8.2021

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $94,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of September, 2020.

Notary Public
My commission expires: 11-8-2021
File No. 20-1247



True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212