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Karen Johnson Davidson County
Batch# 481670 DEEDWARR
09/24/2020 08:26:31 AM 2 pgs
Fees: $13.00 Taxes: $342.25

20200924-0109498

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September, 2020.

NOTARY PUBLIC: I. Dyke Tatum
MY COMMISSION EXPIRES: 5/3/2021
(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 052 |
|---|---|---|
| Kris Hamid | Same | GROUP 09 0 |
| | | PARCEL 177.00 |
| **9010 Chardonnay Trace** | | |
| **Franklin, TN 37067** | | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Jim E. Allen, Jr.**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Kris Hamid, married**

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 No. 64, (Sixty Four) on the Plan of Wooddale Grove Annex, of record in Book 547, Pages 109 and 110, Register's Office for said County.

Said Lot Nos. 64, fronts 50 feet on the Southeasterly side of Miami Avenue and extends back between parallel line to a dead line.

INCLUDED IN THE ABOVE DESCRIBED, BUT EXCLUDED HEREFROM is that part of said lots conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, described as follows:

Beginning at a point, said point being the Northwest corner of Lot No. 64, said point being in the Southerly right of way line of Miami Avenue; thence Easterly along the present Southerly right of way line of Miami Avenue, 150 feet to a point, said point being the Northeast corner of Lot No. 66; thence Southerly along the Easterly margin of Lot No. 66, 34 feet, more or less, to a point in the new proposed Southerly right of way line of Miami Avenue; thence Westerly along proposed new Southerly right of way line of Miami Avenue, 150 feet to a point in the Westerly line of Lot No. 64; thence Northerly along the Westerly line of Lot No. 64, 32 feet, more or less, to the point of beginning.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record. Included in this conveyance are three (3) trailers, only one of which has a title, bearing VIN ALS8314X7032SN14702.

Being the same property conveyed to Jim E. Allen, Jr. by Warranty Deed from Music City Financial, LLC, dated April 27, 2018 and filed of record May 4, 2018 in Instrument No. 20180504-0042596, Register's Office for Davidson County, Tennessee.

**This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.**

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as 2666 **Miami Avenue, Nashville, Tennessee 37214**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 we do covenant with the said GRANTEES 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 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 my hand and official seal at office this 21st day of September, 2020.

Jim E. Allen, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jim E. Allen, Jr., with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of September, 2020.

NOTARY PUBLIC I. Dyke Tatum

My Commission Expires: **5/3/2021**

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

PLEASE RETURN TO:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215