Karen Johnson Davidson County
Batch# 487933 DEEDWARR
10/02/2020 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $847.30
20201002-0113969

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2917

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2020

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Owen Harvey 5582 Hamilton Circle Antioch, TN 37013	New Owner	164-04-0B-042.00-CO

WARRANTY DEED

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, I/WE, **Dwight R. Walker, an unmarried man, as to an undivided one-third (1/3) interest, Erica D. Walker, an unmarried woman, as to an undivided one-third (1/3) interest and Carole D. Wolfgang, an unmarried woman, as to an undivided one-third interest, as joint tenants with full rights of survivorship**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Owen Harvey
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 Unit No. 42 on the Plan of Hamilton Run Townhomes, a horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170301-0020039, and amended in Instrument No. 20171117-0118441 and in Instrument No. 20171121-0119229, the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of

Hamilton Run Townhomes, as set out an Exhibit "C" to the Declarations of record in Instrument No. 20170301-0020039, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being a portion of the same property conveyed to Craighead Development, LLC, a Tennessee limited liability company by Warranty deed from Ole South/Craighead Joint Venture, a Tennessee joint venture of record in Instrument No. 20171215-0127877 Register's Office for Davidson County, Tennessee, dated December 14, 2017 and recorded on December 15, 2017. (Value or consideration as shown in aforementioned deed $700,000.00.)

Being the same property conveyed to Dwight R. Walker, an unmarried man, as to an undivided one-third (1/3) interest, Erica D. Walker, an unmarried woman, as to an undivided one-third (1/3) interest and Carole D. Wolfgang, an unmarried woman, as to an undivided one-third interest, as joint tenants with full rights of survivorship by Special Warranty deed from Craighead Development, LLC, a Tennessee limited liability company of record in Instrument No. 20181217-0122214 Register's Office for Davidson County, Tennessee, dated December 14, 2018 and recorded on December 17, 2018. (Value of consideration shown in aforementioned deed $216,500.00.)

Being also known as 5582 Hamilton Circle, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5582 Hamilton Circle, Antioch, TN 37013

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of September, 2020.

Dwight R Walker by Erica Walker, his attorney in fact
Dwight R. Walker by Erica Walker, his Attorney-In-Fact

Erica D. Walker

Carole D. Wolfgang

STATE OF ~~TENNESSEE~~ Florida NS
COUNTY OF ~~WILLIAMSON~~ Hillsborough NS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Erica D. Walker and Carole D. Wolfgang** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Erica D. Walker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Dwight R. Walker** and that she is authorized by **Dwight R. Walker** to execute this instrument on his behalf by virtue of a Power of Attorney of record in Instrument No. __202010020113968__, in the Register's Office for Davidson, County, Tennessee.

Witness my hand and official seal at Tampa, Florida this 25th day of September, 2020.

by means of physical presence

Nancy Singleton
Notary Public
My Commission Expires: 12/26/2021

NANCY SINGLETON
Notary Public, State of Florida
My comm. expires Dec. 26, 2021
Commission Number GG 188263

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

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

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021