Karen Johnson Davidson County
Batch# 510224 DEEDWARR
11/09/2020 09:31:30 AM 4 pgs
Fees: $23.00 Taxes: $847.30
20201109-0131070

PREPARED BY: ~~RETURNED TO:~~
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 6640 Shady Oak Road Suite 400 Eden Prairie, MN 55344 836692 INTZ190478 Jason Benzinger	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ 229,000.00 Kathy Burris Affiant Subscribed and sworn to before me, this the 30th day of October, 2020 Janice H. Collins Notary Public My commission expires: 7-5-21 (Affix Seal)

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Susanne M. Thoen	NAME: New Owner
STREET ADDRESS: 5502 Hamilton Circle Antioch, TN 37013	STREET ADDRESS:
MAP & PARCEL NO.: 164-04-0B-002.22-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shantel McClendon, an unmarried woman hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Susanne M. Thoen, an unmarried woman

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 5502 Hamilton Circle, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has 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 Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 22 day of September, 2020.

X _____
Shantel McClendon

State of Georgia } ss
County of Spalding

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Shantel McClendon, Single (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 22nd day of September, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Barbara Shirley
Notary Public
My commission expires 06/02/2024

BARBARA SHIRLEY NOTARY PUBLIC EXP. June 2, 2024 SPALDING COUNTY, GA

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 2 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, amended in Instrument No. 20171117-0118441 and 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 the same property conveyed to Shantel McClendon, an unmarried woman by Warranty deed from Craighead Development, LLC, a Tennessee limited liability company of record in Instrument No. 20171122-0120145 Register's Office for Davidson County, Tennessee, dated November 20, 2017 and recorded on November 22, 2017. (Value of consideration shown in aforementioned deed $215,000.00.)

Being also known as 5502 Hamilton Circle 2 Antioch, Tennessee 37013.

Certificate of Authenticity

I, Paula M. Van Cuyk, 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 MONTGOMERY

Personally appeared before me, Michele L. Givens, a notary public for this county and state, Paula M. Van Cuyk 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: 8-14-2023
Notary's Seal:

