Karen Johnson Davidson County
Batch# 515409 DEEDWARR
11/12/2020 01:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20201112-0133533

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/18/2021
(AFFIX SEAL)

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shannon May Crothers and Valentina Crothers	New Owner	Parcel ID: 171 03 0B 031.00
(NAME) 641 Old Hickory Boulevard, Unit 3	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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/WE, **William Scott Hamilton and wife, Lynett King Hamilton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shannon May Crothers, an Unmarried Woman, and Valentina Crothers, An Unmarried Woman**, 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. 2A on the Plan of Revised Phase One, Section One, Townhomes of Fredericksburg, of record in Book 9700, Page 236, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Scott Hamilton and wife, Lynett King Hamilton by Quit Claim Deed from William Scott Hamilton, of record in Instrument No. 20140520-0043521, Register's Office for Davidson County, Tennessee, dated May 20, 2014 and recorded on May 20, 2014.

Being the same property conveyed to William Scott Hamilton, by Warranty Deed From James M. Lukens, of record in Instrument No. 20051003-0118440, in the Register's Office of Davidson County, Tennessee, dated September 29, 2005 and recorded on October 03, 2005.

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 641 Old Hickory Boulevard, Unit 3, Brentwood, TN 37027

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 our hands this 27th day of October, 2020

William Scott Hamilton

STATE OF Florida

COUNTY OF Sarasota

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named William Scott Hamilton, 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. Drivers Lic. as I.D.

Witness my hand and official seal, this the 27 of October, 2020.

Notary Public

JANE L. MOLTZAN
MY COMMISSION # HH 020503
EXPIRES: August 22, 2024
Bonded Thru Notary Public Underwriters

My Commission Expires:

(SEAL)

Witness our hands this 28th day of October, 2020

Lynett King Hamilton

Lynett King Hamilton

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lynett King Hamilton, 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 28th of October, 2020.

Notary Public

My Commission Expires:

(SEAL)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

True Copy Certification

I, Jamie Mooney, 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 Rutherford

Personally appeared before me, Bianca Stanley notary public for this county and state, Jamie Mooney 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: 2/21/22
Notary' Seal (if on paper)

BIANCA STANLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY