Karen Johnson Davidson County
Batch# 524429 DEEDWARR
12/03/2020 01:18:02 PM 2 pgs
Fees: $13.00 Taxes: $1,154.40

20201203-0140666

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th **DAY OF** November, **2020.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

06-NSH20-00658

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Melanie Murphy 2211 Elliott Dr Old Hickory, TN 37138	NEW OWNER	053-08-0-031.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Loren Matthew Hamilton, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Melanie Murphy, an unmarried woman and Eric N. Edwards, an unmarried man as Tenants in Common with the Right of Survivorship, hereinafter called the Grantees, their successors 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. 9, in Block 11, on the plan of Dabbs & Elliott Subdivision No. 1, as shown by plat of record in Book 547, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Loren Matthew Hamilton, an unmarried man by deed from Andrew Lee Brown, married, dated March 10, 2017, recorded March 14, 2017, of record in Instrument No. 20170314-0024823, in the Register's Office for Davidson County, Tennessee.

Allison Worden, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2211 Elliott Dr, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File # 6-VR08-20-2211

WITNESS my hand this 30 day of November, 2020

Loren Matthew Hamilton

HELEN F MACKEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/17/2023
SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF ~~WILSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Loren Matthew Hamilton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 30 day of November, 2020.

Notary Public

State of Tennessee at Large

My Commission expires:
07/17/2023

WITNESS my hand this 19th day of November, 2020

Allison Worden

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Allison Worden**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville TN, this 19th day of November, 2020.

Notary Public

State of Tennessee at Large

My Commission expires:
March 8, 2021

JAIDAM KIRPICH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY