WARRANTY DEED

AUDRA D CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 08-19-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hunter Nicole Smith and Andrew Brady Smith	Pinnacle Bank	155080CO6200CO
(NAME) 7132 Poplar Creek Trace	(NAME) 150 3rd Avenue South Ste 1000	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Philip Charles Hemmer and Jennifer Lynn Hemmer,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hunter Nicole Smith and Andrew Brady Smith, wife and husband,** 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 62, PHASE 2, POPLAR CREEK ESTATES, a Planned Unit Development, as shown on plat of record in Plat Book 6900, Pages 339-347, amended in Plat Book 7900, Pages 888-889, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Philip Charles Hemmer and Jennifer Lynn Hemmer by deed dated February 29, 2008 from Donna H. Stokes of record in Instrument No. 20080312-0024801, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7132 Poplar Creek Trace, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Karen Johnson Davidson County
Batch# 537496 DEEDWARR
12/18/2020 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20201218-0149959

Witness my/our hands this 16th day of December, 2020.

Philip Charles Hemmer

Jennifer Lynn Hemmer

State of Tennessee
County of Davidson

On this 16th day of December, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Philip Charles Hemmer and Jennifer Lynn Hemmer, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 16th day of December, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

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

File No.: 20-SmithA

Tennessee Certification of Electronic Document

I, Olivia Pedigo, 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.

Olivia Pedigo

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Crystal Jarrell, a notary public for this county and state, Olivia Pedigo, 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: 03 29 2022

NOTARY'S SEAL

C N JARRELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03292022
COUNTY OF MAURY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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