Karen Johnson Davidson County
Batch# 557357 DEEDWARR
01/20/2021 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,478.15
20210120-0008466

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2987TN-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 399,500.00.

Charity Petty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of January, 2021.

Notary Public
Commission Expiration:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8-27-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kenneth Hamilton 5629 Scenic Ridge Road Old Hickory, TN 37138	New Owner	91-7-136.00

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, WE, **Discover TN Realty, LLC**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth Hamilton, married,** 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:

Property known as 5007 Tennessee Ave. Nashville, TN 37209, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lots No. 914, Page 916 of Block 142 on the Map of Plat No. 1, West Nashville, as of record in Book 57, Page 74 and 75, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Fab-Cro Properties, LLC by deed from Fannie Crowder, dated 09/20/2012, filed and recorded 09/28/2012, of record as Instrument No. 20120928-0088550, said Register's Office.

Being the same property conveyed to Discover TN Realty, LLC, by deed from Fab-Cro Properties, LLC, dated 01/07/2021, filed and recorded 1/19/2021, of record as Instrument No. 20210119-0008016, said Register's Office.

Tax Map and Parcel ID is as follows 91-7-136.00

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.

This is improved property known as: 5007 Tennessee Ave., Nashville, TN 37209

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 unemcumbered, 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 my hand this 7th day of January, 2021.

Discover TN Realty, LLC

BY:_____
Jon Cruz
Its: Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Jon Cruz,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Owner of Discover TN Realty, LLC**, the within named bargainor, a limited liability company, and that he as the **Owner of Discover TN Realty, LLC**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as the **Owner of Discover TN Realty, LLC.**

Witness my hand and official seal at office this 7th day of January, 2021.

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires 8-27-2022

Notary Public
Commission Expiration:

LTE File No.: 20-2987TN-A

True Copy Certification

I, **Jared Aller**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jared Aller

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy Jones,** a notary public for this county and state, **Jared Aller,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Jones
My Commission Expires:



SEAL