THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201232101**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $809,900.00. Laken A Hamilton Affiant Subscribed and sworn to before me, this 22nd day of January, 2021. Notary Public My Commission Expires My Commission Expires: February 26, 2023

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson
Batch# 560857
01/26/2021 11:08:25 AM
Fees: $13.00 Taxes: $2,996.63

Davidson County
DEEDWARR
2 pgs

20210126-0011345

WARRANTY DEED

Address New Owner: Brian R. Mabry and Laken A. Hamilton 919B Woodmont Boulevard Nashville TN 37204	Send Tax Bills To: ~~New Owner~~ LoanDepot.com PO Box 5710 Chicago, IL 60680	Tax Information: Tax Parcel ID No. 118-09-0U-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nikkin Construction, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian R. Mabry and Laken A. Hamilton, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1 on the plan of Homes at 919 Woodmont, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 919 Woodmont, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190913-0093201, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to NIKKIN CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from CATHERINE F. STALLINGS, of record in Instrument No. 20161025-0112763, dated October 24, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 118-09-0U-001.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20190913-0093201, said Register's Office.

Matters shown on the Plan of record in Plat Book 1130, page 2, said Register's Office.

This is improved property located at 919B Woodmont Boulevard Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of January, 2021.

Nikkin Construction, LLC

By: Nicole Bird, Chief Manager and Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Nicole Bird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager and Sole Member (or other officer authorized to execute the instrument) of Nikkin Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand, at office, this 22nd day of January, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022