Karen Johnson Davidson County
Batch# 564669 DEEDWARR
01/29/2021 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20210129-0013711

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-3114TN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 324,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of January, 2021.

Notary Public

Commission Expiration: 5/17/21

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Matthew D. Kinnaman and Dorthea P. Kinnaman 7717 Poplar Ridge Dr. Nashville, TN 37221	**SAME AS NEW OWNER.**	141-06-0A-043.00

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, **Eric C. Hamiter and Rachel Daniel, husband aand wife,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew D. Kinnaman and Dorthea P. Kinnaman, husband and wife,** 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: 7717 Poplar Ridge Dr., Nashville, TN 37221, County of Davidson

Being Lot No. 42 on the Plan of Poplar Ridge, a Planned Unit Development, Section 4, of record in Plat Book 9700, Page 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property previously conveyed to Eric C. Hamiter and wife, Amy Hamiter, by Warranty Deed from Erin Harley Yu and husband, James Yu, dated 04/04/2006 and recorded 04/10/2006 in Instrument No. 20060410-0041307, said Register's Office.

Being the same property conveyed to Eric C. Hamiter, unmarried, by Quitclaim Deed from Eric Hamiter, unmarried, and Amy Hamiter, unmarried, dated 07/26/2017 and recorded 08/17/2017 in Instrument No. 20170817-0084794, said Register's Office. Said Quitclaim Deed was executed pursuant to that certain Final Decree of Divorce and Marital Dissolution Agreement for the case styled Amy Elizabeth Hamiter v. Eric Connally Hamiter, in the Fourth Circuit Court for Davidson County, Tennessee, in Docket No. 17D-373.

Tax Map and Parcel ID: 141-06-0A-043.00

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: 7717 Poplar Ridge Dr., Nashville, TN 37221

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 my hand this 29th day of January, 2021.

Eric C. Hamiter

Rachel Daniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of January, 2021, before me personally appeared **Eric C. Hamiter and Rachel Daniel**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 29th day of January, 2021.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration: 4-17-2023

LTE File No.: 20-3114TN

True Copy Certification

I, Megan Kriner, 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 Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and state, Megan Kriner, 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: 5/17/21

{Notary' Seal}

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY