WARRANTY DEED

Karen Johnson Davidson County
Batch# 566409 DEEDWARR
02/03/2021 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20210203-0015380

File No. AT-21-23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-6-23
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Devin Carty and Jessica Carty	NEW OWNERS	
(NAME)	(NAME)	
6723 Duquaine Court	6723 DUQUAINE COURT	115-14-0-077.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	NASHVILLE, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Karl Hamilton and Deborah Hamilton, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Devin Carty and Jessica Carty, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
Land in Davidson County, Tennessee, being Lot No. 1, Wilding Subdivision, as recorded in Plat Book 9700, page 679, bounded on the west and north by West Meade Hills, Section 4, as recorded in Plat Book 3300, page 46, on the north and east by the remaining property of Ben Jack Odom, Wilding Subdivision, of recorded in Deed Book 9298. page 339. and also by property belonging to now or formerly Greg Smith, and on the South by West Meade Farms, Inc., Section 9, of record in Plat Book 2331, page 78, and more specifically described as follows:

Beginning on an iron pin on the south margin of a cul-de-sac with a sixty foot (60'), radius, Duquaine Court, thence leaving Duquaine Court with the west line of tract #2 of this survey South 24 degrees 06 minutes 35 seconds West, 293.75' to an iron pin: thence South 57 degrees 34 minutes 05 seconds East, 215.00 to an iron pin; thence South 59 degrees 18 minutes 03 seconds East, 560.89' to an iron pin; thence with Greg Smith and West Meade Farms, Inc., the following, South 14 degrees 03 minutes 26 minutes, West, 268.97' to an iron pin; thence South 66 degrees 02 minutes 00 seconds, 162.20' W to a concrete monument; thence South 67 degrees 14 minutes 00 seconds W, 356.05' to an iron pin: thence South 36 degrees 47 minutes 00 seconds West, 68.46' to an iron pin; the southwestern most comer of the therein described tract; thence with West Made Hills the following . North 27 degrees 47 minutes 40 seconds West, 453.96' to an iron pm; thence North 28 degrees 07 minutes 20 seconds West, 108.50' w an iron pin; thence North 04 degrees 30 minutes 00 seconds East, 70.00' w an iron pin; thence North 13 degrees 58 minutes 12 seconds W, 300.78' to an iron pin, the northwestern most comer of the herein described track thence Lot #3 of this survey North 43 degrees 27' Or' East, 399.58' to an iron pin; thence North 26 degrees 53 minutes 17 seconds East 50.15' to a point on the east margin of Duquaine Court; thence with the margin of Duquaine Court around a curve to the left with a radius of sixty feet (60') a distance of 35.01' to an iron pin, the

point of beginning and containing 10.96 acres, more or less according to a survey by Galyon W. Northcutt, TN FU.S #1529.

Being the same property conveyed to Karl Hamilton and spouse, Deborah Hamilton by Warranty deed from James N. Smoot III, unmarried and Caroline Anderson Smoot, unmarried of record in Instrument No. 20051202-0145261 Register's Office for Davidson County, Tennessee, dated December 01, 2005 and recorded on December 02, 2005.

Being also known as 6723 Duquaine Court Nashville, Tennessee 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 29th day of January, 2021.

Karl Hamilton

Deborah Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of January, 2021, before me personally appeared Karl Hamilton and Deborah Hamilton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Ryan Lux, 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 Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux 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: 1/3/23

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON