THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132669** Karen Johnson Davidson County Batch# 573241 DEEDWARR 02/11/2021 12:21:03 PM 2 pgs Fees: $13.00 Taxes: $936.47 20210211-0019902	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $253,100.00. Affiant Subscribed and sworn to before me, this 10th day of February, 2021. Notary Public My Commission Expires: _____ RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner: Amanda Edgerton and Mitchell Kenne 4913 Whites Creek Pike Whites Creek TN 37189	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 030 00 0 024.00

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, **Kimberly Hamlet** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Edgerton and Mitchell Kenne, husband and wife**, ("Grantees"), its 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 the 14th, formerly 24th Civil District of said County, and being Tract No. 3 on the Plan of J. W. Hobbs' Subdivision, part of the Old Garrison Lanier Farm, not of record, and described according to a survey made by Norris H. Hickerson, surveyor, as follows:

Beginning on the Northeasterly margin of Whites Creek Pike, at a point 278 feet Southeast of the Southeasterly line at the property conveyed to Ellie M. Kinder and Wife, by Deed from J. W. Hobbs and wife, as or record in Book 2089, Page 309, said Register's Office; said line being measured along the Northeasterly margin of Whites Creek Pike, and said beginning, point being the corner of Tracts Nos. 2 and 3; thence with the line between said Two Tract, North 38 degrees 10 minutes East 320 feet; thence South 51 degrees 50 minutes East 125 feet to the comer of Tracts Nos. 3 and 4; thence with the line between said Two Tracts, South 38 degrees 10 minutes West 320 feet to the Northeasterly margin of said Whites Creek Pike: thence with the same, North 51 degrees 50 minutes West 125 feet to the beginning.

Being the same property conveyed to Kimberly A. Hamlet, by Warranty Deed from Troy L. Clymer, of record in Instrument No. 20051006-0120597, as Re-Recorded in 20051019-0125908 in the Register's Office of Davidson County, Tennessee, dated October 03, 2005 and recorded on October 06, 2005.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

This is improved property located at 4913 Whites Creek Pike Whites Creek TN 37189

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 10th day of February, 2021.

Kimberly Hamlet

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kimberly Hamlet, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of February, 2021.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024