WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURN TO: KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 3/28/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth Rose Rochelle		14701009100
(NAME)	(NAME) New Owner	Karen Johnson Davidson County
345 Lynn Drive		Batch# 576464 DEEDWARR
(ADDRESS)	(ADDRESS)	02/24/2021 12:26:40 PM 2 pgs
Nashville, TN 37211		Fees: $13.00 Taxes: $1,628.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20210224-0022983

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jordan Hammond and wife, Mallory Hammond,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Rose Rochelle, an unmarried woman,** 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:

Land lying in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Being all of Lot No. 464, Section Six, Caldwell Hall, as shown by plat appearing of record in Plat Book 2900, Page 148, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Jordan Hammond and Mallory Hawkins by deed dated October 20, 2014 from Mary Leslie Phillips, married of record in Instrument No. 20141023-0098031, Register's Office for Davidson County, Tennessee. Thereafter the said Jordan Hammond and Mallory Hawkins conveyed said property by deed dated May 13, 2015 to Jordan Hammond and wife, Mallory Hammond of record in Instrument No. 20150520-0046529, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 345 Lynn Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 22nd day of February, 2021.

Jordan Hammond

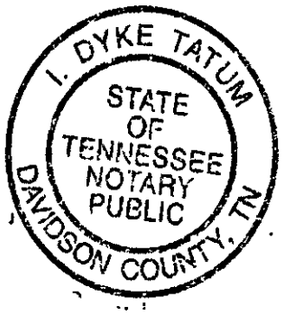
Mallory Hammond

State of Tennessee
County of Davidson

On this 22nd day of February, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Jordan Hammond and Mallory Hammond, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 22nd day of February, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021



File No.: 21-Rochelle