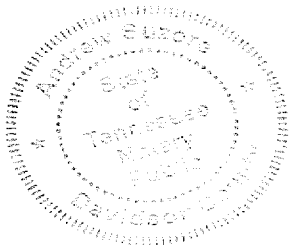
Karen Johnson Davidson County
Batch# 578797 DEEDWARR
02/25/2021 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20210225-0023924



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2021.

Notary Public

My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ryan C Hamblin	Same	**181-01-0A-179.00-CO**
301 Spicewood Lane		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jennifer Carroll Thompson Sciullo, Trustee of The Jennifer Carroll Thompson Sciullo Family Trust, dated November 5, 2015

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ryan C Hamblin, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 100 on the Plan of Section 5, Sugar Valley of record in Plat at Instrument No. 20001204-0118880, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Jennifer Carroll Thompson Sciullo, Trustee of Jennifer Carroll Thompson Sciullo Family Trust dated November 5, 2015 by Warranty deed from Justin N. Spillner and Elizabeth J. Spillner, husband and wife of record in Instrument No. 20200831-0098846 Register's Office for Davidson County, Tennessee.

This improved property known as **301 Spicewood Lane, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

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

The Jennifer Carroll Thompson Sciullo Family Trust

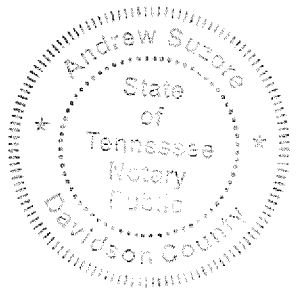
Jennifer Carroll Thompson Sciullo, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jennifer Carroll Thompson Sciullo, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Trustee of the Jennifer Carroll Thompson Sciullo Family Trsut and that as Trustee she is authorized by the Trust to execute the within instrument as its Trustee/ and further acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: May 7, 2024



SolomonParks File No. 21-000027-524

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)