21-3576

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **282,250.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **02/24/2021** Notary Public MY COMMISSION EXPIRES: 2/22/22 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 580093 **DEEDWARR**
03/01/2021 09:13:03 AM 2 pgs
Fees: $13.00 Taxes: $1,044.33

20210301-0025104

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE, LLC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3576

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Francis Hamel, an unmarried person	**Fairway Independent Mortgage Corporation ISAOA/ATIMA**	**150-01-0-090.00**
(NAME) **2716 Mossdale Drive**	(NAME) **4201 Marsh Lane**	
(ADDRESS) **Nashville, TN, 37217**	(ADDRESS) **Carrollton, TX75007**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Stephen Todd Mays,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Francis Hamel, an unmarried person,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Edge-O-Lakes Estates, Section 4 of record in Book 3600, page 87 and 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 81.63 feet on the Northerly side of Mossdale Drive and runs back between lines, 134.49 feet on the Easterly line and 144.35 feet on the Westerly line to a broken line at the rear on which it measures 90.67 feet thereon.

Being the same property conveyed to Stephen Todd Mays by Deed dated November 17, 2020 from Music City Holdings, LLC, recorded December 3, 2020, in Instrument Number 20201208-0142678, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2716 Mossdale Drive, Nashville, TN 37217**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **24th** day of **February,2021**.

Stephen Todd Mays

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Stephen Todd Mays**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **24th** day of **February, 2021**.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY