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Name and Address of New Owner:
Kris Hamid
1514 Boscobel Street
Nashville, TN 37206

Send Tax Statements To:
Kris Hamid
9010 Chardonnay Trace
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-21020398

Map and Parcel: 083 13 0 481.00

WARRANTY DEED

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, **Seth Hudson, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Kris Hamid, married**, hereinafter called the GRANTEE, his 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 206 "V" on the Subdivision of The Home Place of Mrs. E.M. Lindsley, deceased, of record in Plat Book 2, page 92, Chancery Court, Davidson County, Tennessee.

Said Lot No. 206 fronts 50.0 feet on the southerly side of Boscobel Street and extends back between parallel lines 119 feet, more or less, to a dead line on a 15 foot alley.

Being the same property conveyed to Seth Hudson, unmarried by Warranty Deed filed for record on July 6, 2007 in Instrument Number 20070706-0080550, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1514 Boscobel Street, Nashville, TN 37206

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, 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.

Karen Johnson Davidson County
Batch# 599681 **DEEDWARR**
03/25/2021 08:11:55 AM 2 pgs
Fees: $13.00 Taxes: $1,282.05

20210325-0039123

WITNESS my hand this 22nd day of March, 2021.

Seth Hudson

State of Tennessee

County of Rutherford

Personally appeared before me, Seth Hudson with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd of March, 2021.

Notary Public
My Commission Expires: 5/20/22

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $346,500.00.

Affiant Signature

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

Notary Public
My Commission Expires: 9-6-2022

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.