NEW OWNER:

JANICE M. DENOMME
5530 HAMILTON CIRCLE
NASHVILLE, TN 37013

SEND TAX BILLS TO:

SUMMIT FUNDING, INC.
1585 MALLORY LANE SUITE 205
BRENTWOOD, TN 37027

Map & Parcel 164040B01600

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-0456

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 612693 DEEDWARR
04/12/2021 11:28:30 AM 4 pgs
Fees: $23.00 Taxes: $980.50
20210412-0048109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Sixty-Five Thousand and 00/100 Dollars ($265,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KENNETH DEWAYNE LLOYD and wife, ANNA MARIA LLOYD and KENNADRIA LLOYD-REYNOLDS, a married woman,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JANICE M. DENOMME an unmarried woman,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 16 on the Plan of Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101 et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170301-0020039 and amended in Instrument Nos. 20171117-0118441 and 20171121-0119229, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Hamilton Run Townhomes, as set out on Exhibit "C" to the Declarations of record in Instrument No. 20170301-0020039, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to KENNETH DEWAYNE LLOYD and ANNA MARIA LLOYD, husband and wife as to a 50% undivided interest, and KENNADRIA LLOYD, as to a 50% undivided interest, as joint tenants with right of survivorship, by Special Warranty Deed from CRAIGHEAD DEVELOPMENT, LLC, a Tennessee limited liability company, dated June 5, 2018, and of record in Instrument No. 20180607-0054700, Register's Office for DAVIDSON County, Tennessee; as corrected by Scrivener's Affidavit of Correction, of record in Instrument No. 20180821-0082757, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **5530 HAMILTON CIRCLE, NASHVILLE, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20170301-0020039 and amended in Instrument Nos. 20171117-0118441 and 20171121-0119229, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, KEENAN REYNOLDS, spouse of the said KENNADRIA LLOYD-REYNOLDS, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantee, her heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 9th day of April, 2021.

KENNETH DEWAYNE LLOYD

ANNA MARIA LLOYD

KENNADRIA LLOYD-REYNOLDS

By: Anna Maria Lloyd, Attorney in Fact
Anna Maria Lloyd, Attorney in Fact pursuant to Power
Of Attorney of record in Instrument No. 202104120048108

KEENAN REYNOLDS

By: Anna Maria Lloyd, attorney in Fact
Anna Maria Lloyd, Attorney in Fact pursuant to Power
Of Attorney of record in Instrument No. 202104120048108

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KENNETH DEWAYNE LLOYD and ANNA MARIA LLOYD,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of April, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ANNA MARIA LLOYD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **KENNADRIA LLOYD-REYNOLDS and KEENAN REYNOLDS,** the within-named bargainors, as the free act and deed of the said **KENNADRIA LLOYD-REYNOLDS and KEENAN REYNOLDS.**

WITNESS my hand and official seal at office, this 9th day of April, 2021.

NOTARY PUBLIC

My commission expires:_____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$265,000.00.**

Diana B. Leichner
AFFIANT

Sworn to and subscribed to before me this 9th day of April, 2021.

NOTARY PUBLIC

My commission expires: 12-18-2023

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY