NEW OWNER:
MARUO KAMEL
5582 HAMILTON CIRCLE
ANTIOCH, TN 37013

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 21-0723

SEND TAX BILLS TO:
United Wholesale Mtg
585 South Blvd E.
Pontiac MI 48341

Map & Parcel No.: 164040B04200

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 631843 DEEDWARR
05/10/2021 07:55:30 AM 4 pgs
Fees: $23.00 Taxes: $913.90
20210510-0062004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-Seven Thousand and 00/100 Dollars ($247,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **OWEN HARVEY, an unmarried man,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MARUO KAMEL, a single person,** ("Grantee"), their 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 Unit No. 42 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 No. 20171117-0118441 and in Instrument No. 20171121-0119229, in the 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 in 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 OWEN HARVEY by Warranty Deed from DWIGHT R. WALKER, an unmarried man, as to an undivided one-third (1/3) interest, ERICA D. WALKER, an unmarried woman, as to an undivided one-third (1/3) interest and CAROLE D. WOLFGANG, an unmarried woman, as to an undivided one-third interest, as joint tenants with full rights of survivorship, dated September 25, 2020, and of record in

Instrument No. 20201002-0113969, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as **5582 HAMILTON CIRCLE, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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, as shown as Exhibit "C", of record in Instrument No. 20170301-0020039, 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.

WITNESS MY SIGNATURE hereto this 5th day of May, 2021.

OWEN HARVEY

STATE OF TENNESSEE

COUNTY OF WILSON

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

WITNESS my hand and official seal at office this 5th day of May, 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 **$247,000.00**.

AFFIANT

Sworn to and subscribed to before me this 5th day of May, 2021.

NOTARY PUBLIC

My commission expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/07/25

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

