Karen Johnson Davidson County
Batch# 632135 DEEDWARR
05/10/2021 11:51:30 AM 5 pgs
Fees: $28.00 Taxes: $777.00
20210510-0062415

This Instrument Prepared By:

Law Office of W. Derek Malcolm
100 Fifth Street, Suite 520
Bristol, Tennessee 37620
(423) 291-4810

WARRANTY DEED

THIS DEED, made and entered into on this the 27 day of April, 2021, by and between **WILLIAM D. HAMILTON,** party of the first part, and **COREY LAVINDER,** party of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby grant, bargain, sell, transfer, and convey unto the party of the second part, the following described property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Revision of a part of Section One, Revised, Shelby Heights of record in Plat Book 2854, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 102 begins at a concrete monument on the Northwesterly side of South 13th Court; thence Northeasterly 26.4 feet to a point on the common boundary of Lots 101 and 102; thence Northwesterly 129.6 feet to a point on an alley on the boundary of Lots 101 and 102; thence Northwesterly along an alley 97.29 feet to a concrete monument; thence Westerly 37.3 feet to a concrete monument; thence Southerly 12.83 feet to a point on the common boundary of Lots 102 and 103; thence Southeasterly 231.9 feet to a point on South 13th Court, on the common boundary of Lots 103 and 102; thence Easterly 23.56 feet to the point of beginning.

Being the same property conveyed to William D. Hamilton by Deed from Mildred C. Baker, unmarried of record in Book 11216, page 657, Register's Office for Davidson County, Tennessee, dated November 16, 1998 and recorded on November 23, 1998.

The following information is for descriptive purposes only and shall not be construed as amending or altering the description set forth above in any way:

Tax Map No. 094 05 0 060.00

Property Address: 932 S. 13th Court, Nashville, TN 37206

TO HAVE AND TO HOLD the above-described property, together with all improvements thereon and appurtenances thereunto belonging, unto the party of the second part, his successors and assigns in fee simple forever.

The party of the first part covenants with the party of the second part that he is lawfully seized and possessed of the property herein described and hereby conveyed, that he has a good right and full authority to convey same, that the same is unencumbered; and that he will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to the legal easements, reservations and restrictions imposed by any Planning Commission having authority over the subject property and to all valid and presently recorded restrictions, conditions and easements affecting said property and subject to any visual easements or which a visual inspection would disclose.

Taxes for the year 2021 are prorated and the payment is assumed by the party of the second part.

IN TESTIMONY WHEREOF, Witness the signature of the party of the first part hereunto affixed, on the day and year first above written.

William D. Hamilton

STATE OF Tennessee)
:ss
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, WILLIAM D. HAMILTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this the 27 day of April, 2021.

Notary Public

MIRANDA ROSE NOTARY STATE OF TENNESSEE PUBLIC SUMNER COUNTY

My Commission Expires:

2/25/2025

NAME AND ADDRESS OF THE PROPERTY OWNER AND PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:

Name: Corey Lavinder

Address: 530 Rosedale Avenue
Nashville, TN 37211

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me this the 28th day of April, 2021.

Notary Public

My Commission Expires:

1/26/25

REBECCA A. THEALL STATE OF TENNESSEE NOTARY PUBLIC SULLIVAN COUNTY

THE PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS.

TRUE COPY CERTIFICATION

I, Ashley Davis, 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 SULLIVAN

Personally appeared before me, Rebecca A. Theall, a notary public for this county and state, Ashley Davis, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-26-2025

REBECCA A. THEALL
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY