2021-685

Karen Johnson Davidson County
Batch# 639992 DEEDWARR
05/19/2021 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $11,192.96
20210519-0067803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,025,124.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

DEE RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Hammond and Elizabeth Hammond, husband and wife	Same (NAME)	
113 Westhampton Pl (ADDRESS)	(ADDRESS)	116-07-0-019.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael Flynn and Lia Flynn, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kenneth Hammond and Elizabeth Hammond, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 2 on the Plan of Section One, Brooks Subdivision of record in Plat Book 4460, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southwesterly margin of Westhampton Place being the common corner of Lots 2 and 3; thence South 57 degrees 9 minutes West 289.7 feet to a point; thence North 27 degrees 10 minutes West 200.2 feet to an existing monument; thence North 57 degrees 9 minutes East 286.9 feet to a point in the Southwesterly margin of Westhampton Place, being the common corner of Lots 1 and 2; thence South 27 degrees 58 minutes East 200.00 feet to the point of beginning.

Being the same property conveyed to Michael Flynn and Lia Flynn, husband and wife by Warranty deed from Edith C. Graber, married of record in Instrument No. 20191004-0101724 Register's Office for Davidson County, Tennessee, dated October 01, 2019.

Michael Flynn is one and the same person as Michael F. Flynn.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 113 Westhampton Pl, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness my/our hand(s) this 14th day of May, 2021.

WARRANTY DEED

(Continued)

Michael Flynn

Lia Flynn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Flynn and Lia Flynn, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of May, 2021.

Notary Public

My Commission Expires: 7/8/2022

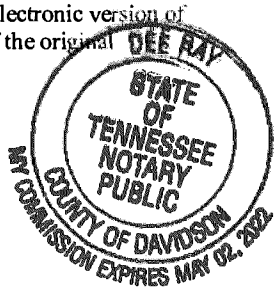
(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public