Name and Address of New Owner:
James Joseph Huerta and Natalie Bevacqua Huerta
242B Antioch Pike
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 659320 DEEDWARR
06/17/2021 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20210617-0082153

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 13302011600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert Hamilton and Katherine Hamilton, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James Joseph Huerta and Natalie Bevacqua Huerta, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plat of record in Instrument No. 20180510-0045023, and labeled as The Resubdivision of part of Lot No. 7 on the Subdivision of the Real Estate of Hinchey Peyway, Minute Book "I", Page 442, Chancery Court in Nashville and Lot 8 and Lot 9 on the unrecorded Map of A.C. Roths Subdivision described according to a Survey by Z.J. Wilkinson, Survey, May 3, 1940.

Being a portion of the same property conveyed to Robert Hamilton and Katherine Hamilton, husband and wife by Warranty Deed from Blackacre Development Company, LLC, a Tennessee limited liability company, dated April 29, 2019, of record in Instrument No. 20190508-0043106, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 242B Antioch Pike, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of June, 2021.

_____(SEAL)
Robert Hamilton

_____(SEAL)
Katherine Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2021, before me personally appeared **Robert Hamilton and Katherine Hamilton**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of June, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

_____
Notary Signature
My commission expires: 11-8-21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$495,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

PATRICIA DARNELL STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

Sworn to and subscribed before me this
15th day of June, 2021.

_____
Notary Public
My commission expires: 02-01-2025
File No. 21-1938

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)