Karen Johnson Davidson County
Batch# 670819 DEEDWARR
07/02/2021 01:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,890.70
20210702-0090242

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3240893

Return to:
Mid-State Title & Escrow
128 Holiday Ct. Suite #125
Franklin, TN 37067

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value for this transfer, whichever is greater, is $ 511,000.00.

Affiant

Subscribed and sworn to me, this the 28 day of June, 2021.

Notary Public

My commission expires: 10.20.2024

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-20

Property Address: 6108 Hagars Grove Pass Hermitage, TN 37076	**Parcel ID**: 098-10-0A-044.00CO
Property owner: Grant & Alexis Hammann 6108 Hagars Grove Pass Hermitage, TN 37076	**Mail tax bills to:** CrossCountry Mortgage 6850 Miller Road Brecksville, OH 44141

THIS INDENTURE is made effective the 28th day of June, 2021 by **Lisa Smith and Eric Smith, wife and husband,** First Parties, for the purpose of conveying the premises described herein to Grant Hammann and Alexis Hammann, husband and wife, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 27, on the Plan of Phase Two, Hagars Grove, of record at Instrument No. 20050708-0079562, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lisa Smith, a married woman, by Quitclaim Deed dated January 22, 2016 from Lisa Weldon, unmarried, recorded February 1, 2016 at Instrument No. 20160201-0009588, Register's Office for Davidson County, Tennessee.

Eric Smith, husband of Lisa Smith, party of the first part, joins in the execution of this Warranty Deed for the express purpose of conveying any and all rights which he may have in and to the above described property but does not join in the covenants and warranties contained herein.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded at Instrument No. 20050708-0079562; Subject to Hagar's Grove Homeowners Association, Inc. deed for open spaces recorded at Instrument No. 20081230-0123440; Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded at Instrument No. 20030827-0124254; Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded in Instrument Number 20040603-0065607 and as amended at Instrument No. 20180920-0093249 and Subject to Hagar's Grove Homeowners Association Charter recorded at Instrument No. 20040618-0072535, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 21, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Lisa Smith

Eric Smith

STATE OF TN)
COUNTY OF Wilson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Lisa Smith**, 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 SEAL AT OFFICE, in Wilson County, this the 29th day of May, 2021.

Tracy Blackburn
NOTARY PUBLIC

TRACY BLACKBURN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-12-25

STATE OF TN)
COUNTY OF Wilson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Eric Smith**, 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 SEAL AT OFFICE, in Wilson County, this the 29 day of May, 2021.

Tracy Blackburn
NOTARY PUBLIC

TRACY BLACKBURN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-12-25

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

True Copy Certification

I, Yvette Meldrum, 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 on June 28, 2021

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 10.20.2024

