21-3833

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 671662 DEEDWARR
07/06/2021 02:49:59 PM 2 pgs
Fees: $13.00 Taxes: $2,212.60
20210706-0090823

WARRANTY DEED

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$598,000.00**.

Madison Mazzanti
Affiant

Subscribed and sworn to before me, this the 25th day of June, 2021.

Notary Public

My commission expires: 10/30/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James T. Hampton **Marilyn M. Lewis-Hampton**	Origin Bank	**072-04-0-062 (Lot 11)** **072-08-0-007.00 (Part of Lot 12)**
2126 Norris Road	1800 Hudson Lane, Suite 2A	
Walnut Creek, CA 94596	Monroe, LA 71201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carly Lynne Kear, Trustee of the 1425 Inglewood Circle North Trust U/A/D February 28, 2020

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James T. Hampton and Marilyn M. Lewis-Hampton, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 11 and the northerly part of Lot No. 12 of Block "B" on the Map of Inglewood Terrace of record in Plat Book 1130, Page 1, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Inglewood Circle North at the corner of Lot Nos. 11 & 13; thence with the line between said lots northwesterly 305.0 feet to a point in the south line of the Inglewood Golf Club Subdivision; thence with the south line of the same westerly 74 feet 2 inches to a point at the corner of Lot Nos. 11 & 12 in the south line of said subdivision and continuing with the north line of Lot No. 12, 30.0 feet, more or less, to the northeasterly corner of the property conveyed to Alpin L. Moragne and wife, by Deed of record in Book 2097, Page 498, said Register's Office; thence southerly with Moragne's easterly line 240.0 feet, more or less, to his southeasterly corner; thence easterly 31.0 feet, more or less, to the common corner of Lots 10 & 11, thence with the line between Lots 10 & 11 easterly 301.5 feet to a point in the westerly margin of Inglewood Circle North; thence with the margin of the same, northerly along a slight curve 76 feet 6 inches to the beginning.

Being all of the same property conveyed to Carly Lynne Kear and Joshua Peter Kear, wife and husband by Deed dated December 12, 2019 from Sher Powers, Trustee of the Troy Kinsel Testamentary Trust of record in Instrument No. 20191213-0128877, and further conveyed to Joshua Peter Kear by Quitclaim Deed dated February 28, 2020 from Carly Lynne Kear of record in Instrument No. 20200309-0026329 and further conveyed to Carly Lynne Kear, Trustee of the 1425 Inglewood Circle North Trust dated February 28,2020, by Quitclaim Deed dated February 28, 2020, from Joshua Peter Kear of record in Instrument No. 20200309-0026443, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 1130, Page 1, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 1066, Page 437, said Register's Office. Note: Said restrictions are not applicable to portions thereof that have already expired.**

3) **Subject to the flow of any creeks or streams across said property.**

4) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property known as 1425 Inglewood Circle North, Nashville, TN 37216.

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 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 25th day of June, 2021.

Carly Lynne Kear

Carly Lynne Kear, Trustee of the 1425 Inglewood Circle North Trust U/A/D February 28, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Carly Lynne Kear, Trustee of the 1425 Inglewood Circle North Trust U/A/D February 28, 2020,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **June, 2021.**

Notary Public

My Commission Expires: 12/16/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY