Karen Johnson Davidson County
Batch# 678522 **DEEDWARR**
07/16/2021 02:04:50 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20210716-0095954

WARRANTY DEED

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2021.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephanie Lynn Hamel	new owner	Parcel ID: 072 15 2F 001.00
(NAME)	(NAME)	
1622 Branch Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael C. Headrick and Cara Headrick, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephanie Lynn Hamel,** single woman, 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 Unit 1622, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1622 Branch Street Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170222-0017594, as amended in Instrument No. 20171018-0106763 and Instrument No. 20181030-0107249 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael C. Headrick and Cara Headrick, husband and wife, by Warranty Deed from Weekley Homes, LLC, of record in Instrument No. 20190301-0018816, in the Register's Office of Davidson County, Tennessee, dated February 21, 2019 and recorded on March 01, 2019.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-28-P-21-1622A

unimproved ☐
This is improved ☒ property, known as 1622 Branch Street, 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, 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 our hands this 09 day of July, 2021

Michael C. Headrick

Cara Headrick

Cara Headrick

STATE OF Florida

COUNTY OF Broward

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Michael C. Headrick and Cara Headrick, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 09. day of July, 2021.

Vladimir Gonzalez

Notary Public

My Commission Expires: Feb 24. 2024

(SEAL)

Vladimir Gonzalez
Comm.#GG961455
Expires: Feb. 24, 2024
Bonded Thru Aaron Notary