WARRANTY DEED

Karen Johnson Davidson County
Batch# 682672 DEEDWARR
07/23/2021 12:10:59 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20210723-0099178

Y-C-21-6129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2021.

Yesenia J. Loor
Notary Public

MY COMMISSION EXPIRES: 3/3/2025
(AFFIX SEAL)

YESENIA J. LOOR
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittany Buckham and Trenton Dotson	**New Owner**	
(NAME) **6129 Hampton Hall Way**	(NAME)	**098-05-0A-043.00-CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMILY BALOGH, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTANY BUCKHAM AND TRENTON DOTSON, WIFE AND HUSBAND**, hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 156 on the Plan of Section One, Hampton Hall of record in Plat Book 9700, Page (s) 290 and 291, 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 Emily Balogh, an unmarried woman by Warranty deed from John Williams, a single man and Jessica Moore, a single woman, as joint tenants with right of survivorship of record in Instrument No. 20171017-0106357 Register's Office for Davidson County, Tennessee, dated October 13, 2017 and recorded on October 17, 2017.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 9700, Pages(s) 290 and 291, Register's Office for Davidson County, Tennessee.
- Matters shown on the Boundary Plat of record in Plat Book 9700, Page 216, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10278, Page 257, as supplemented and amended in Book 10301, Page 184, Book 10444, Page 460, Book 10640, Page 947, Book 10956, Page 520, Book 11372, Page 852 and Book 11573, Page 512, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of common areas/open space to HOA of record in Book 10420, Page 359 and Book 11577, Page 260, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6129 Hampton Hall Way, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 20th DAY OF JULY, 2021.

Emily Balogh by Laura Mitchell, Attorney-In-Fact

Emily Balogh by Laura Mitchell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EMILY BALOGH, and who acknowledged he/she/they executed the same as the free act and deed of the said EMILY BALOGH.

Witness my hand and official seal, this the 20th of July, 2021.

Notary Public
My Commission Expires: 3-3-2025
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212