Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 684509 DEEDWARR
07/27/2021 11:39:21 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20210727-0100748

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $535,000.00.

Affiant

Sworn to and subscribed before me this 23rd day of July, 2021.

Notary Public
My Commission Expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Richard Tomichek, Jr.	322 Lynn Drive	Owner	
322 Lynn Drive			**147-01-0-084.00**
Nashville, TN 37211	Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Justin Hamilton and Rachel B. Hamilton f/k/a Rachel B. Fitch, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Richard Tomichek, Jr.,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 346 on the Plan of Final Plat of Section Three, Caldwell Hall of record in Plat Book 2900, Page 131, 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 Justin Hamilton, an unmarried man and Rachel B. Fitch, an unmarried woman, as tenants in common with right of survivorship by Warranty deed from Michael D. Bell and Emily Bell, husband and wife of record in Instrument No. 20181105-0109655 Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 05, 2018.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 131, Register's Office for Davidson County, Tennessee.

Building Restrictions of record in Book 3164, Page 222, in the Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 23rd day of July, 2021.

Justin Hamilton

Rachel B. Hamilton f/k/a Rachel B. Fitch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Justin Hamilton and Rachel B. Hamilton Justin Hamilton and Rachel B. Hamilton f/k/a Rachel B. Fitch, husband and wife, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 23rd day of July, 2021.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires