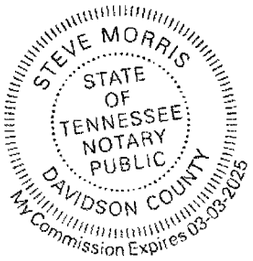
Karen Johnson Davidson County
Batch# 698964 DEEDWARR
08/17/2021 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210817-0111222

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $375,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of August, 2021. Notary Public My commission expires: 3-3-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Guerrier Development, LLC	New Owner(s)	069-07-0-044.00
332 Lellyett Street		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DONNA PRIESTER, EXECUTRIX, AND LISA HALL, HEIR OF ESTATE OF ALEXINE A. HAMBY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GUERRIER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No.8 on the Plan of Clintondale, as of record in Dock 2330, page 120, Register's Office for said County, described as follows:

Beginning at a point in the Easterly margin of Jordan Drive, the common corner of Lot Nos. 7 and 8; thence with the line between said two lots Easterly 254.8 feet to a. point; thence North 0 degrees 26 minutes West 216.3 feet to a point in the Southerly margin of Clintondale Drive; thence with the margin of the same Westerly 157.1 feet to the beginning of a curve; thence around said curve in a Southwesterly direction 31.4 feet to a point in the Easterly margin of said Jordan Drive; thence with the margin of the same Southerly 163.9 feet to the point of beginning.

Being the same property conveyed to Authur C. Hamby and wife, Alexine A. Hamby by Warranty deed from Raymond Rice and wife, Mary Rice of record in Book 4811, page 654, Register's Office for Davidson County, Tennessee, dated October 03, 1972 and recorded on May 03, 1974.

Authur C. Hamby died June 15, 2017, leaving Alexine A. Hamby as the surviving tenant by the entirety.

Alexine A. Hamby died January 19, 2020, her estate being administered through Davidson County Probate Court Docket No. 20P1309.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2026 Jordan Drive, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of August, 2021.

Estate of Alexine A. Hamby

By: Donna Priester
Donna Priester, Executrix

By: Lisa J. Hall
Lisa Hall, Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Donna Priester, Executrix and Lisa Hall, Heir, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executrix of Estate of Alexine A. Hamby, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of August, 2021.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/17/2021 (date ~~of document~~).

Affiant Signature

08/17/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17th day of August, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025