Karen Johnson Davidson County
Batch# 707899 DEEDWARR
08/31/2021 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210831-0117368

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-2427TN

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of August, 2021.

Notary Public

Commission Expiration: 5/20/2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kenneth Hamilton 5629 Scenic Ridge Drive Old Hickory, TN 37138	**SAME AS NEW OWNER.**	070 13 150.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Tonya Ferguson, unmarried** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth Hamilton, married** 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:

Property known as 2119 Cliff Drive Nashville, TN 37218, County of Davidson to wit:

Land lying and being in the 13th Civil District of Davidson County, Tennessee, property as described in Book 4301, Page 290, Register's Office, Davidson County, Tennessee, and further described according to a survey by John Kohl, dated July 10, 1980 as follows:

Beginning at a point in the westerly margin of Cliff Drive; thence northwest 162.5 feet to a point; thence northeast 82.4 feet to a point; thence southeast 162.5 feet to a point in the westerly margin of Cliff Drive; thence along said Cliff Drive, southwesterly 85 feet to the point of beginning.

Being the same property conveyed to Tonya Ferguson, unmarried, by deed from Auda Brady, Jr and Martha L. Brady, husband and wife, dated 05/25/2018 filed and recorded 06/07/2018 of record as Instrument No. 20180607-0054590, Page , said Register's Office.

Tax Map and Parcel ID is as follows 070 13 150.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2119 Cliff Drive, Nashville, TN 37218

LTE File No.: 21-2427TN

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 unemcumbered, 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 hand this 27th day of August, 2021.

Tonya Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 2021, before me personally appeared **Tonya Ferguson**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 27th day of August, 2021.

Notary Public

Commission Expiration: 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

LTE File No.: 21-2427TN

Tennessee Certification of Electronic Document

I, Ginger L Carlisle, 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 August 27, 2021 (date of document).

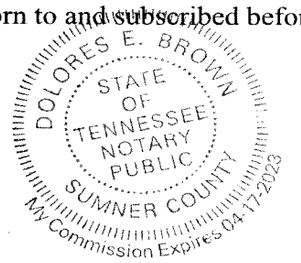
Ginger L Carlisle
Affiant Signature

August 30, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of August, 2021.



Notary's Signature

MY COMMISSION EXPIRES: 4/17/2023

NOTARY'S SEAL