NEW OWNER:
Aaron Hamm
621 Cedarmont Drive
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-340

MAP & PARCEL
173-01-0-141.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 721865 **DEEDWARR**
09/22/2021 12:24:11 PM 3 pgs
Fees: $18.00 Taxes: $1,047.10

20210922-0127461

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED EIGHTY THREE THOUSAND AND 00/100 DOLLARS ($283,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Leo J. Deroller, a married man** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Hamm Rental Dickson, LLC, a Tennessee limited liability company** ("Grantees"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

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

Land in Davidson County, Tennessee, being Lot No. 22, on the plan of Monte Carlo, Section II B, as of record in Book 5050, Page 99, said Register's Office.

Said Lot fronts 80 feet on the Westerly margin of Cedarmont Drive and runs back 128.05 feet on the Southerly line and 128.05 feet on the Northerly margin to a line in the rear, measuring 80 feet theron.

Being the same property conveyed to Leo J. DeRoller, unmarried by Warranty Deed from Nikole R. Holzman of record in Instrument No. 20061121-0144595 Register's Office for Davidson County, Tennessee, dated November 13, 2006 and recorded on November 21, 2006.

Being also known as 621 Cedarmont Drive, Antioch, Tennessee 37013

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-BR-21-621

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 17th day of September, 2021.

Leo J. Deroller

Denise Deroller, joins in this conveyance for the purpose of conveying any marital interest she may have in the above property

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Leo J. Deroller and Denise Deroller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of September, 2021.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 283,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY