This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13988-AP

Karen Johnson Davidson County
Batch# 729042 DEEDWARR
10/01/2021 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20211001-0132619

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2021.

Notary Public
My Commission Expires: _____

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Kevin Michael Davis<br>Amanda Christina Sim<br>3517 Fair Meadows Dr<br>Nashville TN 37211 | LoanDepot.com<br>26642 Towne Centre Drive<br>Foothill Ranch, CA 92610 | 180-04-0B-127-00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Philip Hagood and Mary Hagood, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kevin Michael Davis and Amanda Christina Sim, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Final Plat of Brookview Forest, Phase IV of record in Instrument No. 20061107-0138639, 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 Philip Hagood and Mary Hagood, husband and wife, by deed from Orson Eric Steward and Camille Webb Steward, husband and wife, of record in Instrument No. 20170801-0078057, Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 1, 2017.

This is improved property located at: **3517 Fair Meadows Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 29th day of September, 2021.

GRANTOR:

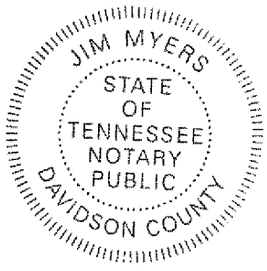
Philip Hagood

Mary Hagood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Philip Hagood and Mary Hagood, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of September, 2021.




Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 9/29/21.

Date

Celia Stewart Rouse

Affiant Signature

9/29/21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 24th day of Sept, 2021.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

