Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 730235 DEEDWARR
10/05/2021 12:03:13 PM 3 pgs
Fees: $18.00 Taxes: $906.50

20211005-0133788

Name and Address of New Owner:
James Hannah
3123 Meadowside Lane
Nashville TN 37207
Send Tax Bills To:
~~New Owner~~ AmCap Mortgage Ltd DBA Gold Financial Svcs.
~~Same~~ 9999 Bellaire Blvd # 700
Houston TX 77036
This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 060-02-0-098

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Amanda D. Benson**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James Hannah, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 68, as shown on the map entitled the Plan of Parkwood Estates, Section One, of record in Book 2900. pages 119 and 120, Registers Office for Davidson County. Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amanda D. Benson by Deed dated October 12, 2018 from LeRoy B. Hamer, unmarried, recorded October 15, 2018, in Instrument Number 20181015-0101691, in the Official Records of Davidson County, Tennessee.

This is __X__ improved _____ unimproved property also known as 3123 Meadowside LaneNashville, TN 37207.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of September, 2021.

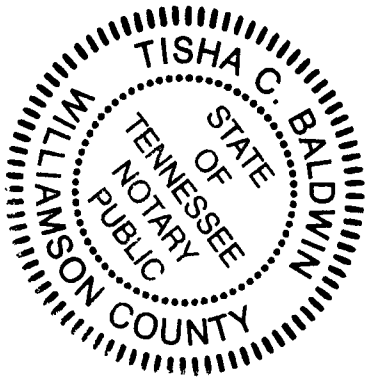
(SEAL)
Amanda D. Benson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of September, 2021, before me personally appeared Amanda D. Benson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2021.

Notary Signature
My commission expires: 7-23-23



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $245,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of September, 2021.

Notary Public
My commission expires: 1-23-23
File No. 2021-362

