Karen Johnson Davidson County
Batch# 757926 DEEDWARR
11/18/2021 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20211118-0153899

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14469-RR

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-14469-RR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $292,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of November, 2021

Notary Public
My Commission Expires: May 2, 2022

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Suzen Severe 5502 Hamilton Circle Antioch, TN 37013	Northpointe Bank 3333 Deposit Drive Northeast Grand Rapids, MI 49546	164 04 0B 002.00

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, **Susanne M. Thoen, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Suzen Severe and Kareem Williams, wife and husband**, 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 unit located in Davidson County, Tennessee, being known and designated as Unit No. 2. of Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing of Hamilton Run Townhomes, a Horizontal Property Regime, of record in Instrument Number 20170301-0020039, as amended recorded in Instrument No. 20171117-0118441 and Instrument No. 20171121-0119229 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Susanne M. Thoen, an unmarried woman, by Warranty Deed from Shantel McClendon, an unmarried woman, of record in Instrument No. 2020119-0131070, in the Register's Office of Davidson County, Tennessee, dated September 22, 2020 and recorded on November 09, 2020.

Being the same property conveyed to Shantel McClendon, an unmarried woman, by Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20171122-0120145, in the Register's Office of Davidson County, Tennessee, dated November 20, 2017 and recorded on November 22, 2017.

This is improved or property located at: **5502 Hamilton Circle, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, 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 his/her/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 5th day of November, 2021.

GRANTOR:

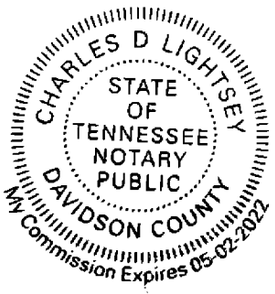
Susanne M. Thoen

Susanne M. Thoen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Susanne M. Thoen, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of November, 2021.



Notary Public
My Commission expires: May 2, 2022

202111180153899

Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am 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 11-5-21.

Affiant Signature

11-8-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of November, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires