Karen Johnson Davidson County
Batch# 765020 DEEDWARR
12/02/2021 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20211202-0159534

Name and Address of New Owner:
John J. Vangs
300 Riverstone Boulevard
Nashville, TN 3721

Send Tax Bills To: New Owner

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 085-14-0A-300.00

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, **Daniel A. Hamilton, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John J. Vangs, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 17 on the Plan of Riverstone Condominiums, Phase 2, of record in Instrument #20010814-0087503, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel A. Hamilton, unmarried, from Scott D. Gill by Warranty Deed dated December 16, 2013 and recorded December 23, 2013 in Instrument #20131223-0129152, said Register's Office.

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 24th day of November, 2021.

_____ (SEAL)
Daniel A. Hamilton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of November, 2021, before me personally appeared Daniel A. Hamilton, 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 24th day of November, 2021.



_____
Notary Signature
My commission expires: 6-1-2025

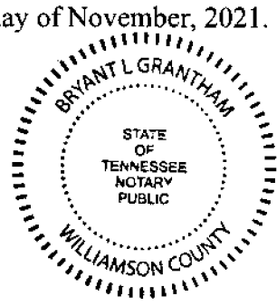
AFFIDAVIT OF VALUE

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 $395,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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



_____
Notary Signature
My commission expires: 6-1-2025

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, 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 November 24, 2021

Affiant Signature

Date: 11-29-2021

State of Tennessee

County of Wilson

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

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024