WARRANTY DEED

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-13-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste 100, MC# 16-2, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erica Griffith	Churchill Mortgage Corporation	141120B005.00
(NAME)	(NAME)	
7049 Bay Cove Trail	1749 Mallory Lane, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 15th day of November, 2021, by and between **Amber Parham, an unmarried person,** party of the first part, **and Erica Griffith, unmarried woman,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 5, on the plan of South Hampton, Phase I, of record in Book 5200, Page 464, Register's 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 Amber Parham, unmarried by Warranty Deed from Boyd Ruppelt, Jr., unmarried man, and Samantha Diane Brunner, formerly known as Samantha Brunner Ruppelt, unmarried woman, dated 08/29/2019 and recorded 08/30/2019, of record in Instrument 201908300087640, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Karen Johnson Davidson County
Batch# 770421 DEEDWARR
12/09/2021 08:38:30 AM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20211209-0163013

Amber Parham

STATE OF Texas
COUNTY OF Collin

SWORN AND SUBSCRIBED before me this 15th day of November, 2021, by Amber Parham.

Notary Public, in and for Collin

County, State of Texas

Notary's signature

Umbreen Khan

Notary's printed name

MY COMMISSION EXPIRES:
10/13/2024

(SEAL)

UMBREEN KHAN
Notary ID #130828489
My Commission Expires
October 13, 2024

EXHIBIT B

All matters shown on the plat of record in Plat Book 5200, Page 464, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Book 5971, Page 839, Register's Office for Davidson County, Tennessee.

Grant of Subdivision Sign Easement of recorded in Book 10504, Page 462, Register's Office for Davidson County, Tennessee.

Articles of Incorporation of Southampton Homeowners Association of record in Book 6323, Page 132, Register's Office for Davidson County, Tennessee.

Bylaws of Southampton Estates Homeowners Association of record in Book 6355, Page 517, Register's Office for Davidson County, Tennessee.

Quitclaim Deed conveys to Southampton Homeowners Association of record in Book 7385, Page 769, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 December 6, 2021.

Affiant Signature

December 6, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 6th day of December, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

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