Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-9070

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,101,000.00

Affiant

Karen Johnson Davidson County
Batch# 801424 DEEDWARR
02/07/2022 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $4,073.70
20220207-0013958

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of January, 2022

Notary Public

Commission Expires: 01-06-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Address of New Owner	Send Tax Bills To:	Map & Parcel
George Hampton and Susan Hampton 1414 Woodmont Boulevard Nashville, TN 37215	NEW OWNERS 1414 WOODMONT BLVD NASHVILLE TN 37215	117-12-2D-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jason Thomas Marfell and Pamela Louise Marfell, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George Hampton and Susan Hampton, a married couple

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in Davidson County, Tennessee, being Unit B of 1412 Woodmont Boulevard, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for 1412 Woodmont Boulevard, a Horizontal Property Regime with Private Elements, established pursuant to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions for 1412 Woodmont Boulevard, and By Laws appended thereto, establishing a Horizontal Property Regime of 1412 Woodmont Boulevard, appearing of record in Instrument 20190221-0015557, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Ideal Solutions, LLC by Warranty Deed from Paul W. Schiel, Jr. and spouse, Penney V. Schiel, a one half interest, and Lenore T. Brown, a one half interest, the half interests, as they relate to one another, to be held as tenants in common of record in Instrument No. 20180821-0082775, Register's Office for Davidson County, Tennessee, dated August 03, 2018 and recorded on August 21, 2018.

Being a portion of the same property conveyed to Azizuddin Sayed by Quitclaim Deed from Ideal Solutions, LLC, a Tennessee limited liability company of record in Instrument No. 20190221-0015556, Register's Office for Davidson County, Tennessee, dated February 08, 2019 and recorded on February 21, 2019.

Being the same property conveyed to Jason Thomas Marfell and Pamela Louise Marfell, husband and wife by Warranty Deed from Azizuddin Sayed, a married man, of record in Instrument No. 20200902-0099914, Register's Office for Davidson County, Tennessee, dated August 25, 2020 and recorded on September 02, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1414 Woodmont Boulevard, Nashville, TN 37215

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 so 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of January, 2022.

Pamela Louise Marfell

Jason Thomas Marfell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Pamela Louise Marfell and Jason Thomas Marfell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of January, 2022.

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 6, 2025
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: _____

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 JANUARY 25, 2022.

Date

Affiant Signature

1/27/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of January, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON