Karen Johnson Davidson County
Batch# 813867 DEEDWARR
03/02/2022 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $677.10
20220302-0023711

WARRANTY DEED

File No. BC-21-247

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Adams of The 3224 Hummingbird Dr Trust	NW Owner	
(NAME)	(NAME)	
P.O Box 695	PO Box 695	059-13-0-014.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37116	Madison TN 37116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Judy Paulette Hannah, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Adams, Trustee of The 3224 Hummingbird Dr Trust**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Treppard Heights, Section 7, of record in Book 2900, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 119 fronts 150 feet on the Northwesterly side of Hummingbird Drive and extends back 330 feet on the Northwesterly line and 325 feet on the Southwesterly line to a dead line measuring 106 feet there on.

Being the same property conveyed to Lester E. Ragland and wife, Jennie Sue Ragland by Warranty Deed from Gaines and Gaines Construction Company, Inc. of record in Book 3127, page 365, Register's Office for Davidson County, Tennessee, dated August 24, 1960 and recorded on August 26, 1960.

Lester E. Ragland predeceased Jennie Ragland on November 12, 2006, thereby vesting title to Jennie Sue Ragland as surviving tenant by the entirety. Jennie Ragland having died testate on or about January 29, 2008. The Last Will and Testament of Jennie Sue Ragland being admitted to Probate as a muniment of title under Docket No 08P305 in the Seventh Circuit Court for the Twentieth Judicial District of Tennessee at Nashville, Probate Division and a copy being filed of record in Instrument No. 20080303-0021017, Register's Office for said County, thereby vesting title into her daughter, Judy Paulette Hannah.

This is property more commonly known as 3224 Hummingbird Drive, Nashville, TN 37218.

Grantor warrants that the subject property was never a marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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.

Witness my/our hand this 15th day of February, 2022.

Judy Paulette Hannah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of February, 2022, before me personally appeared Judy Paulette Hannah, 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 15th day of February, 2022.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Emily Manno, 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 2/15/22.

Date

Affiant Signature

2/15/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of February, 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