Karen Johnson Davidson County
Batch# 822357 DEEDWARR
03/15/2022 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220315-0029838

WARRANTY DEED	STATE OF TENNESSEE 2022-797 COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00. Affiant Sworn to and subscribed before me this 7th day of March, 2022. Notary Public My commission expires: 5/2/22

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Andreas Mueller and Pandelis Christopher Margaronis (NAME)	**NEW OWNER** (NAME)	**084-12-0-069.00**
809 Canton Pass (ADDRESS)	(ADDRESS)	
Nashville, TN 37115 (City) (State) (Zip)	(City) (State) (Zip)	

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, **Matthew Hammond unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andreas Mueller, an unmarried man and Pandelis Christopher Margaronis, a married man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follow, to wit:

Being Lot No. 150 on the Plan of Maplecrest, as of record in Plat Book 1835, Page 27 and 28, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the southerly margin of Maplecrest Drive at the common comer of lots Nos. 150 and 151; thence in a northerly direction along the line between said two lots, 120 feet to a point; thence is an easterly direction along the line between Lots Nos. 150 and 174, a distance of 150 feet to the westerly margin of Fairway Drive; thence in a southerly direction along the westerly margin of Fairway Drive 114.07 feet to a point; thence continuing southerly and westerly direction around a curve 28.16 feet to a point on the southerly margin of Maplecrest Drive; thence in a westerly direction along the northerly margin of Maplecrest Drive, 107.07 feet to the point of beginning.

Being all the same property conveyed to Matthew Hammond by deed from Michael J. Buhler-Freeman and wife, Julie A. Buhler-Freeman of record in Instrument No. 20080311-0024485, Register's Office for Davidson County, Tennessee.

For information purposes only: This is improved property commonly known as 2418 Maplecrest Dr., Nashville, TN 37214.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, and (6) Taxes for the year 2022, and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 7th day of March, 2022.

Matthew Hammond (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of March, 2022, before me personally appeared Matthew Hammond, 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 7th day of March, 2022.

Notary Signature
My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law, this 7th day of March, 2022.

Lesley R. Smith

3/7/22
Date

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Lesley Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 7th day of March, 2022.

My Commission Expires: 5/2/22

Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022