Karen Johnson Davidson County
Batch# 822955 DEEDWARR
03/16/2022 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20220316-0030590

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of February, 2022.

Notary Public

My commission expires: 02-01-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sophie M. Stallings and Michael W. Stallings, Jr	Homestar Financial Corporation	105-10-0C-302.00-CO
760 Wedgewood Park #302	332 Washington St. NW	
Nashville, TN 37203	Gainesville, GA 30501	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Meredith Kay Hamilton, an unmarried woman

(hereinafter called the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto

Sophie Stallings and Michael Stallings, joint tenants

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 302 of Wedgewood Park, a condominium, as set forth in the Master Deed establishing Wedgewood Park of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq, as amended, together with an undivided percentage interest in the Common Elements as shown on Exhibit "E 3" of said Master Deed, as amended; said Unit 302 also being shown as part of Exhibits "E 1" and "E 2" of said Master Deed, as amended.

Being the same property conveyed to Meredith Kay Hamilton, an unmarried woman by Warranty deed from Andrew Scott Layson and Sarah Layson, husband and wife of record in Instrument No. 20161123-0123869 Register's Office for Davidson County, Tennessee, dated November 21, 2016 and recorded on November 23, 2016.

This is **improved** property known as **760 Wedgewood Park #302, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of February, 2022.

Meredith Kay Hamilton

Meredith Kay Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Meredith Kay Hamilton, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 25th day of February, 2022.

Notary Public
My Commission Expires: May 7, 2024



Lenders Title Company File No. 22-000934-525

SP 11/2015

Tennessee Certification of Electronic Document

I, Patricia Nicks, 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 02-25-2022 (date of document).

Affiant Signature

02-25-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suzors
State of Tennessee Notary Public
Davidson County