Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1106

Karen Johnson Davidson County
Batch# 832877 DEEDWARR
03/31/2022 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,573.24
20220331-0037678

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nathan Trimble and Margaret D. Trimble, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amy Blount, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Hodges Estates of record in Plat Book 11700, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathan Trimble and Margaret D. Trimble, husband and wife by deed from Marshall Ted Phelps, a single man, as to 99% undivided interest, and Linda Lee Webster, married, as to a 1% undivided interest, as joint tenants with right of survivorship, date August 4, 2017, of record in Inst. No. 20170818-0085107, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 705 William Howard Place, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Amy Blount
705 William Howard Place
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
090-12-0B-022.00

WITNESS THE EXECUTION HEREOF this 22 day of March, 2022.

Nathan Trimble

Margaret D. Trimble

State of Georgia
County of Muscogee

On this 22 day of March, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Nathan Trimble and Margaret D. Trimble, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 06/15/2025

CHRISTINA WALLACE NOTARY PUBLIC Exp 6/15/25 MUSCOGEE COUNTY, GA

State of Tennessee
County of DAVIDSON

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: ~~$XXX,XXX.XX~~ **$425,200.00**

Affiant

Sworn and subscribed before me on this the ~~21st~~ 23rd day of March, 2022.

Notary Public

My Commission Expires: 7/9/22

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

Certificate of Authenticity

I, Joshua A. Terry, 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 3-22-22.

Affiant Signature

3-24-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3-24-22.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-23-23