WARRANTY DEED

Karen Johnson Davidson County
Batch# 833805 DEEDWARR
04/04/2022 10:17:25 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20220404-0038520

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF April 2022

Notary Public

MY COMMISSION EXPIRES: 9/8/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Homeward Custom Homes, LLC		
(NAME) 6003 Canberra Ct.	(NAME) 6003 Canberra Court	091-09-0-289.00
(ADDRESS) Spring Hill, TN 37174	(ADDRESS) Spring Hill, TN 37174	
(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, WE, **SHERRI D. HUNT HAMPTON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOMEWARD CUSTOM HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Resubdivision of Lots 95 and 96 of T. M. Nall's Subdivision of Cockrill Land of record in Book 6200, page 868, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Danny L. Womack etux Sherri D. Womack by Warranty Deed from Otho Lee Hunt etux Mildred Louise Hunt of record in Book 6646, Page 389, Register's Office for Davidson County, Tennessee, dated August 16, 1985 and recorded on September 03, 1985.

Being the same property conveyed to Sherri D. Womack, unmarried by Quitclaim Deed from Danny L. Womack, married of record in Book 7442, Page 843, Register's Office for Davidson County, Tennessee, dated December 18, 1987 and recorded on January 05, 1987.

Being the same property conveyed to Dana G. Hampton and wife, Sherri Hampton, as tenants in common with the right of survivorship by Quitclaim Deed from Sherri Hampton of record in Book 9389, Page 115, Register's Office for Davidson County, Tennessee, dated June 13, 1994 and recorded on June 27, 1994.

Note: Sherri Hampton FKA Sherri Womack

Being a portion of the same property conveyed to Mildred Louise Hunt by Quitclaim Deed from Terry Lee Hunt and wife, Joyce Hunt, and Sherri Hampton and Dana Hampton and Melodie C. Davids and husband, Carl Jerry Davids of record in Book 10262, Page 18 Register's Office for Davidson County, Tennessee, dated October 31, 1996 and recorded on November 18, 1996.

Being the same property conveyed to Sherri D. Hunt Hampton by Quitclaim deed from Mildred Louise Hunt, unmarried of record in Instrument No. 20041029-0130255 Register's Office for Davidson County, Tennessee, dated October 27, 2004 and recorded on October 29, 2004.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved X property, known as 5906 Maxon Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 31st day of March, 2022

SHERRI D. HUNT HAMPTON

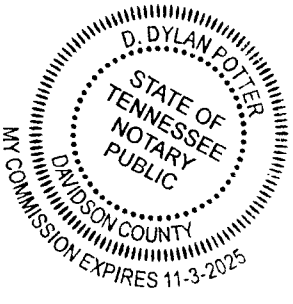
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherri D. Hunt Hampton, the bargainor, 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.

Witness my hand and official seal this 31st day of March, 2022.

Commission expires:



Notary Public