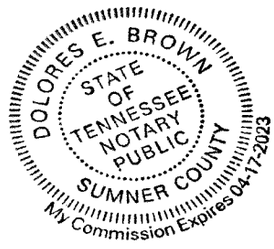
Karen Johnson Davidson County
Batch# 839652 DEEDWARR
04/14/2022 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,618.38
20220414-0043215

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $437,400.00 Affiant Subscribed and sworn to before me, this 5th day of April, 2022. Notary Public My commission expires: 4/17/2023

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew Armstrong Hamilton	**Shelter Lending Services, LLC**	**090-12-0-085.00**
494 Sunliner Dr	**4000 W. Brown Deer Road, Suite E**	
Nashville, TN 37209	**Brown Deer, WI 53209**	

FOR AND IN 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, **James Sampson and Elizabeth Ann Sampson, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Armstrong Hamilton, a single man,** 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:

Property known as: 494 Sunliner Dr, Nashville, TN 37209, County of Davidson

Being Lot No. 311 on the Plan of Charlotte Park, Sec. IV as of record in Book 2900, Pages 7 and 8, Register's Office for said County.

Said Lot fronts 70 feet on the southeasterly side of Sunliner Drive and extends back 140.2 feet on the northeasterly line and 140.3 feet on the southwesterly line to a dead line on which it measures 70 feet.

Being the same property previously conveyed to James N. Barnes by Warranty Deed from Marjorie Anne Daugherty, unmarried, dated 11/06/1992 and recorded 11/09/1992 and recorded Book 8780, Page 725, Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Gwendolyn Sampson by Affidavit of Inheritance of Real Estate form Gwendolyn Sampson and Dorris D. Barns, Co-Executors of the Estate of James Norton Barnes (Docket No. 20P-551, in the Probate Court Court Clerk's Office for Davidson County, Tennessee), dated 09/08/2020 and recorded 09/08/2020 in Instrument No. 20200908-0102007, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Sampson, beneficiary of the Last Will and Testament of Gwendolyn Sampson (Docket No. 21P-1724, in the Probate Court Court Clerk's Office for Davidson County, Tennessee), by Executor's Deed from Judy Chunn, Executor of the Estate of Gwendolyn Sampson, dated 11/18/2021 and recorded 11/19/2021 in Instrument No. 20211119-0154059, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 090-12-0-085.00

LTE File No.: 22-1219TN

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 494 Sunliner Dr, 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 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 in 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(s) this 5th day of April, 2022.

James Sampson

Elizabeth Ann Sampson

STATE OF ~~TENNESSEE~~ DAS Georgia
COUNTY OF ~~DAVIDSON~~ DS Gilmer

On this ~~5th~~ 4th DAS day of April, 2022, before me personally appeared **James Sampson and Elizabeth Ann Sampson**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this ~~5th~~ 4th DAS day of April, 2022.

Notary Public

Dale Allen Schuckert

Commission Expiration: 07-25-2025

DALE ALLEN SCHUCKERT
Notary Public - State of Georgia
Dawson County
My Commission Expires Jul 25, 2025

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 4/5/2022 (date of document).

Caleb Waters
Affiant Signature

4/7/2022
Date

State of Tennessee

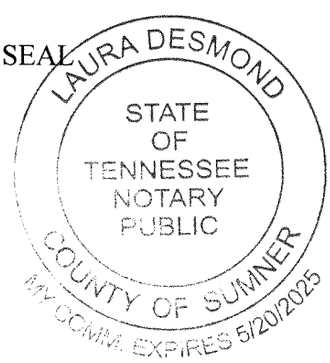
County of Davidson

Sworn to and subscribed before me this 7th day of April, 2022.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: 5/20/2025

NOTARY'S SEAL



202204140043215