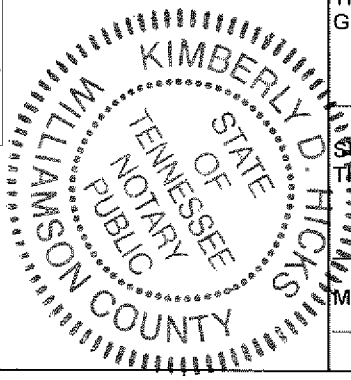
2022-0103

WARRANTY DEED

Karen Johnson Davidson County
Batch# 866089 DEEDWARR
06/01/2022 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20220601-0063418



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of May, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-21-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Gore & Reynolds, PLLC
Phoenix Title Services, LLC
121 First Avenue South #200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
K. Thomas Sidwell	NEW OWNER	***128100102.00***
(NAME)	(NAME)	
121 First Ave S, Suite 200		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gail T. Hamblen, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **K. Thomas Sidwell,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 200 on the Plan of Stacy Square, Section 3, as of record in Book 4175, Page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jerry D. Hamblen and wife, Gail T. Hamblen by Warranty Deed from Terry W. Craft and wife, Teresa K. Craft, of record in Book 9141, Page 732, in the Register's Office of Davidson County, Tennessee, dated November 02, 1993 and recorded on November 05, 1993. The Said Jerry D. Hamblen died on 8/21/1999.

This conveyance is subject to:

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Stacy Square, Section 3, as recorded in Plat Book 4175, Page(s) 154 .
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4467, Page 85.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 632 Hicks Road, Nashville, TN 37221

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 27 day of May 2022.

Gail T Hamblen

Gail T. Hamblen

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gail T. Hamblen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27 day of May, 2022.

Kimberly D Hicks

Notary Public:
My Commission Expires: 1-21-26

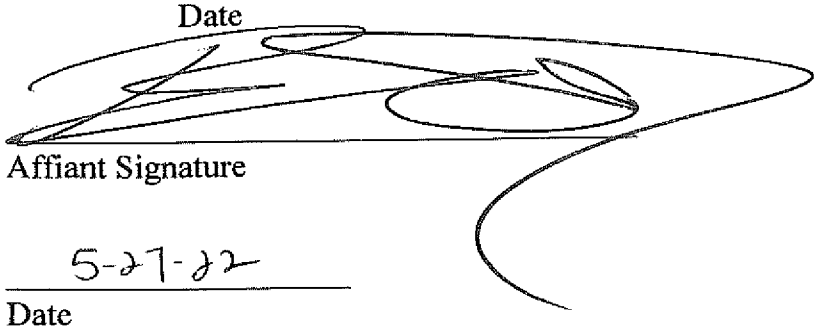
KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 First Avenue South #200
Franklin, TN 37064

Certificate of Authenticity

I, Blake Harris Reynolds, 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 5-27-22.

Date



Affiant Signature

5-27-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of May, 2022.

Notary's Signature

My Commission Expires: 7/9/22

Date

Notary's Seal (if on paper)

