Karen Johnson Davidson County
Batch# 869842 DEEDWARR
06/13/2022 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,561.40
20220613-0066756

WARRANTY DEED

Chelsea N Shores State Of Tennessee Notary Public Rutherford County My Commission Expires 12-18-2022

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF MAY, 2022.

Chelsea Shores
Notary Public

MY COMMISSION EXPIRES: 12/18/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Telly Robertson	Ark La-Tex Financial Services	
(NAME)	(NAME)	
4096 Kings Lane	5160 Tennyson Pkwy suite 1000	05814010800
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Plano, TX 75024	
(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, **Roscoe J. Hamby Jr. and Geraldine Hamby, A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTORS, HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Telly R. Robertson, UNAMRRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 6 on the Plan of Gold Key Addition, Section One, a Plan of which is of record in Book 4675, Page 14, Register's Office for Davidson County, Tennessee.

Lot No. 6 begins at a concrete monument located on the north side of Kings Lane at its intersection of West Hamilton Road; running thence north with the east margin of West Hamilton Road 124.7 feet to a point, said point being the southwest corner of Lot No. 29; thence easterly with the common dividing line of Lots No. 6 and 29, 130.3 feet to a concrete monument; thence southerly with the dividing line between Lots No. 6 and 7, 149.7 feet to a point on the north margin of Kings Lane; thence westerly with the northerly margin of Kings Lane, 105.3 feet to a concrete monument; thence continuing around a radius with tangent of 90°00, radius and tangent of 25.00' and length of 39.27 feet to the point of BEGINNING.

Being the same property conveyed to Roscoe Jerome Hamby and Geraldine Hamby, by virtue of that certain Affidavit of Heirship dated March 26, 2021, and being of record at Instrument No. 20210406-0044924 and Quit Claim Deed dated April 29, 2020 at Instrument No. 20200429-0044958 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Roscoe and Geraldine Hamby by virtue of Quit Claim Deed dated April 4, 2020 at Instrument No. 20200406-0036500 in the said Register's Office.

Being the same property previously conveyed to Roscoe J. Hamby and wife, Mary L. Hamby by virtue of Warranty Deed dated July 5, 1974 at Book 4832, Page 248 in the said Register's Office. Roscoe J. Hamby having since died.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at The Register's Office for Davidson, Tennesee 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 4096 Kings Ln Nashville, TN 37218
(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 May, 2022.

Roscoe J. Hamby Jr.

Geraldine Hamby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Roscoe J. Hamby Jr. and Geraldine Hamby**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this, 31st day of May, 2022.

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/9/25

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 31, 2022.

J. Carlton Drumwright

May 31, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 31, 2022.

Notary

My Commission Expires: 12/18/22

