WARRANTY DEED

Karen Johnson Davidson County
Batch# 871795 DEEDWARR
06/15/2022 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20220615-0068361

File #22-DM-0413-FC

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashlee Jean Salamon and Tyler Michael Whitlatch	**Ameris Bank**	
(NAME)	(NAME)	
413 Farris Ave.	**1800 Parkway Place, Ste. 820**	**052 03 0 053.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Marietta, GA 30067**	
(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 consideration, the receipt of which is hereby acknowledged, **GRANT HARTFORD AND CAROLINE DOBSON HARTFORD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEE JEAN SALAMON AND TYLER MICHAEL WHITLATCH, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, and being described according to a survey by R. L. Montoya Land Surveying, Inc. TN R.L.S.N. 697, dated April 24, 2000, as follows:

Beginning at a point in the East boundary of Farris Avenue; thence running in an Easterly direction 181.0 feet to a point; thence in a Northerly direction 50 feet to a point; thence South 87 deg. 31 min. 00 sec. East 95.04 feet to a point in the Southeastern corner of the herein-described property; thence with the Eastern boundary of said property North 3 deg. 18 min. 00 sec. East 176.5 feet to a point; thence with the Northern boundary of said property North 85 deg. 6 min. 00 sec. West 193.50 feet to a point in the West boundary, the same being the Northwest corner of the herein-described property and the East boundary of Farris Avenue, thence with the Eastern boundary of Farris Avenue and the West boundary of the herein-described property along the curve of Farris Avenue 203.64 feet to the point of beginning.

Being the same property conveyed to Grant Hartford, a single man, by Warranty Deed from 1 Public Homes LLC, a Tennessee limited liability company, of record in Instrument No. 20190528-0049774, in the Register's Office for Davidson County, Tennessee, dated May 23, 2019, and recorded on May 28, 2019.

This conveyance is subject to:
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **413 Farris Avenue, Madison, TN 37115**.

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), their heirs and 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), 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 the 8th day of June, 2022.

Grant Hartford

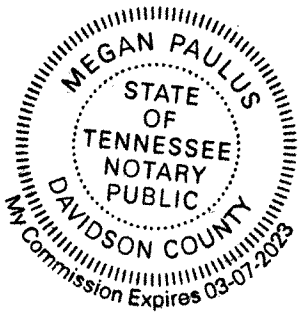
Caroline Dobson Hartford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of June, 2022, before me personally appeared Grant Hartford and Caroline Dobson Hartford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of June, 2022.

Notary Signature
My commission expires: 3/7/23



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/8/2022 (date of document).

Jennifer Russell
Affiant Signature

6/9/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th day of June 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

