Karen Johnson Davidson County
Batch# 875063 DEEDWARR
06/21/2022 03:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,215.45
20220621-0070657

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $328,500.00

Affiant

Subscribed and sworn to before me, this 10th day of June, 2022.

Notary Public
My commission expires:
3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rebekah Hammond	Same	**13306013000**
3502 Hewlett Dr		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Jane W Wheeler, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebekah Hammond, single woman

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. 8, on the Plan of Patterson Gardens, of record in Book 2083, Page 114, as amended in Book 10721, Page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jane W Wheeler, by Quitclaim Deed from Thomas Jackson Wheeler, being one and the same person as Jack T Wheeler, dated May 10, 1985, of record in Book 6555, Page 320, in the Register's Office for Davidson County, Tennessee. Cynthia W. Pennington (now known as Cynthia Morton) executes this deed in behalf of Grantor pursuant to the Durable Power of Attorney recorded simultaneously herewith in Instrument No. 202206210070656, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3502 Hewlett Dr, Nashville, TN 37211.

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.

Jane W Wheeler by Cynthia Morton, _____ Date: 6/8/22
Jane W Wheeler by Cynthia Morton, Attorney in fact
Attorney in Fact

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Cynthia Morton with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Attorney-in-Fact of Jane W Wheeler, and is authorized by him/her to execute this instrument on his/her behalf by virtue of a Power of Attorney recorded in Book ___202206210070656 Page _____, in said Register's Office.

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

_____
NOTARY PUBLIC

My Commission Expires: 11/7/24

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

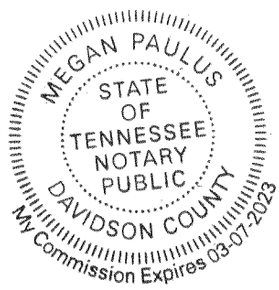
I, **Diane March,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 10th day of June, 2022.

Affiant Signature
Date 06/10/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10th day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES: _____



True Copy Certification

I, **Diane March,** 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 this the 10th day of June, 2022.

Affiant Signature
Date 06/10/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10th day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

