Karen Johnson Davidson County
Batch# 880632 DEEDWARR
06/29/2022 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $836.20
20220629-0075231

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $226,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2022.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
IRA Innovations, LLC FBO William Lain IRA	**New Owner**	**09800004100**
PO BOX 695	**Same**	
Madison, TN 37116		

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,

Kimberly A Hamilton and spouse, Kimberly A Dorman

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

IRA Innovations, LLC FBO William Lain IRA

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. 4, on a survey made by Robert H Meade, Engineer, dated May 3, 1958, of acreage tracts of the Jacobs Farm, being more particularly described, as follows:

Said Lot No. 4 fronting 155.6 feet on the Northerly margin of Earhart Pike and extending back 475.9 feet on the Easterly margin and 442.2 feet on the Westerly margin to a line in the rear measuring 282.3 feet. Said lot contains 2.3 acres, more or less.

Being the same property conveyed to Kimberly A Hamilton and Kimberly A Dorman, both unmarried persons, by Quitclaim Deed from Kimberly Hamilton and Kimberly Dorman, dated January 16, 2013, of record in Instrument No. 20130123-0007555, in the Register's Office for Davidson County, Tennessee. By way of recital, Kimberly A. Hamilton and Kimberly A. Dorman have since wed.

Further being the same property conveyed to Kimberly Hamilton, an unmarried person, and Kimberly Dorman, an unmarried person, by Warranty Deed from Edward Bearce and wife, Dorris F Bearce, dated October 27, 2000, of record in Instrument No. 20001031-0108039, 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 3131 Earhart Rd, Hermitage, TN 37076.

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.

_____ Date: 6/27/22
Kimberly A Hamilton

_____ Date: 6/27/22
Kimberly A Dorman

STATE OF Tennessee

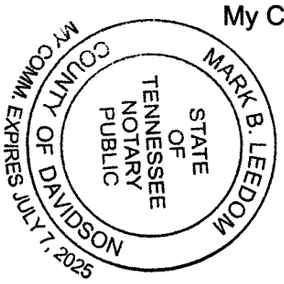
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kimberly A Hamilton and Kimberly A Dorman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June 2022.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25



Certificate of Authenticity

I, Mark D. Heedom, 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 6/27/22.

Date

Affiant Signature

6/27/22
Date

State of Tennessee
County of Davidson

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

Notary's Signature
My Commission Expires: 10/2/2023

Notary's Seal (if on paper)

MICHELLE CRAWFORD
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023