Karen Johnson Davidson County
Batch# 880704 DEEDWARR
06/29/2022 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,875.90
20220629-0075321

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $507,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Next Generation Nashville, LLC	Same Owner	Map 082 16 0 350.00
(NAME)	(NAME)	
912 Boscobel Street	124 S. 17th Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mildred M. Hampton, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Next Generation Nashville, LLC, 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:

BEING Lot No. 9, on the Plan of W.W. Totten's Addition to East Nashville, of record in Book 57, Page 22 Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the south side of Boscobel Street and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Roger D. Hampton (deceased) and wife, Mildred W. Hampton by deed from Alvy C. Chandler and wife, Eura Dean Chandler of record in Book 6087, Page 697, Register's Office, Davidson County, Tennessee. The said Roger D. Hampton having since died December 25, 2008 leaving the subject property vested in Mildred W. Hampton as the surviving tenant by the entirety.

Subject to any and all matters and notes on plat of record in Plat Book 57, Page 22, Register's Office, Davidson County, Tennessee.

Rita Robinson executed this instrument on behalf of Mildred Hampton pursuant to a Power of Attorney of record in Instrument No. **20220602-0063965**, Register's Office, Davidson County, Tennessee.

Mildred Hampton and Mildred M. Hampton are one and the same person.

unimproved ☐

This is improved ☑ property, known as 912 Boscobel Street, Nashville, TN 37206
(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.

202206290075321

Witness my hand this 2nd day of June, 2022.

Mildred M Hampton by Rita Robinson Attorney-In-Fact

Mildred M. Hampton by Rita Robinson, Attorney-in-Fact

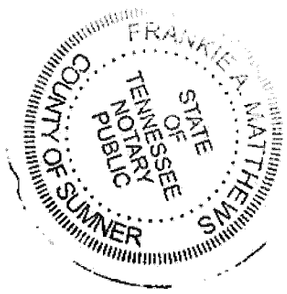
STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Rita Robinson as Attorney-in-Fact for Mildred M. Hampton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 2ND day of JUNE, 2022.

Notary Public
My commission expires: 2-26-24



Certificate of Authenticity

I, Jill Neely, 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 **06/02/2022**.

Date

Jill M Neely

Affiant Signature

06/21/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21st** day of **June**, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)