Return TO:

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027
P22-13494-BW

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF July 2022

Notary Public

MY COMMISSION EXPIRES: 3/7/26

(AFFIX SEAL)

Karen Johnson
Batch# 887023
07/11/2022 10:59:02 AM
Fees: $13.00 Taxes: $1,794.50

Davidson County
DEEDWARR
2 pgs

20220711-0079359

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hannah Lindell		
5025 Darlington Drive	New Owner	147-09-0A-002.00-CO
Nashville, TN 37211		
(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, **Sarah Elizabeth Hamner, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hannah Lindell, unmarred and Arthur S. Lindell and Margaret J. Lindell, husband and wife, Joint Tenancy with Right of Survivorship**

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 Unit No. 3-A on the Plan of Darlington Condominiums, a Horizontal Property Regime, as shown on Exhibit "B" of the Master Deed of record in Book 7357, Page 380, and on the Plat of the Resubdivision of Lots Nos. 2 and 3, Darlington Place, of record in Book 6200, Page 806, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sarah Elizabeth Hamner by Warranty deed from Samuel W. Talley and wife, S. Carolyn Talley of record in Instrument No. 20150924-0097251 Register's Office for Davidson County, Tennessee, dated September 18, 2015 and recorded on September 24, 2015.

NOTE: Scrivener's Affidavit recorded in Instrument Number 20151028-0109650, on October 28, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **5025 Darlington Drive, 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 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 our hands this the 8th day of July, 2022.

Sarah Elizabeth Hamner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sarah Elizabeth Hamner,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of July, 2022.

My Commission expires: 3/7/2023

Notary Public

TOBY MCMILLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023