Karen Johnson Davidson County
Batch# 896439 DEEDWARR
08/01/2022 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220801-0086953

Name and Address of New Owner:
Helen Fox, Logan Fox, and Katelyn Fox
900 Weatherside Court
Nashville, TN 37209

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 114-07-0B-034-00.CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Levi D. Hamilton and Kelli N. Hamilton, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Helen J. Fox, a married woman, and Logan C. Fox and wife, Katelyn E. Fox, as Tenants in Common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section One, Westchase, of record in Plat at Instrument No. 20021203-0148525, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Levi D. Hamilton and Kelli N. Hamilton, husband and wife, by Warranty Deed from William J. Christiansen, III and Anita Davies Christiansen, husband and wife, of record in Instrument No. 20151231-0131709 Register's Office for Davidson County, Tennessee, dated December 29, 2015 and recorded on December 31, 2015. (Value of consideration shown in aforementioned deed $289,000.00.).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of July, 2022.

Levi Dylan Hamilton

Kelli Nichole Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2022, before me personally appeared Levi Dylan Hamilton and Kelli Nichole Hamilton, 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 29th day of July, 2022.

Notary Signature
My commission expires: 3/3/25

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STEVEN P DISSER

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 29 day of July, 2022.

Notary Public
My commission expires: 9-2-2024

KRISTIN DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. GNT-22-2343

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-29-2022.

Affiant Signature — Date: 7-29-2022

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of July, 2022.

Notary Signature

My Commission Expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON