Karen Johnson Davidson County
Batch# 896453 DEEDWARR
08/01/2022 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,305.10
20220801-0087005

WARRANTY DEED

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $623,000.00.

Jamieka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2022.

Kenyon J. Sales
Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alexander J. Hamilton and Lindsey Hamilton	Canopy Mortgage LLC	Parcel ID: 072 02 0 183.00
(NAME) 3706 Hilltop Lane	(NAME) 360 Technology Ct # 200	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Lindon, UT 84042	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Eastside Residential Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexander J. Hamilton and Lindsey Hamilton, husband and wife**, 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. 108 on the Plan of E.B. Craig's Subdivision of The Crownover Property of record in Plat Book 894, Page(s) 640 and 641, 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 Kimberly I. Metcalf, an unmarried woman from Anthony Hirsch and Lana Hirsch, husband and wife by Warranty Deed dated January 18, 2017 and recorded on January 19, 2017 in Instrument No. 20170119-0006179, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Eastside Residential Properties, LLC, a Tennessee limited liability company from Kimberly I. Metcalf, an unmarried woman by Warranty Deed dated August 23, 2021 and recorded on August 26, 2021 in Instrument No. 20210826-0115608, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3706 Hilltop Lane, Nashville, TN 37216

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 26 day of July, 2022

Eastside Residential Properties, LLC, a Tennessee limited liability company

BY: _____
Patrick Lewis
Sole Member

STATE OF TENNESSEE

COUNTY OF SUMNER

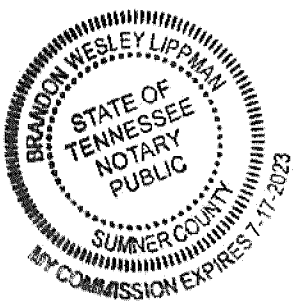
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patrick Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member, and is authorized to execute the instrument on behalf of Eastside Residential Properties, LLC, the within named bargainor, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Sole Member.

Witness my hand and official seal, this the 26th day of July, 2022.

_____
Notary Public

My Commission Expires: 7-17-23

(SEAL)



Certificate of Authenticity

I, Jameika Jones, 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 7/26/2022.

Date

Jameika Jones
Affiant Signature

7/29/2022
Date

State of Tennessee
County of Rutherford

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

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)