FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **335,000.00**.
Karen Johnson Davidson County Batch# 898482 DEEDWARR 08/03/2022 12:55:30 PM 3 pgs Fees: $18.00 Taxes: $1,239.50 20220803-0088526	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **08/02/2022** Notary Public MY COMMISSION EXPIRES: 4/23/2025 (AFFIX SEAL)

WARRANTY DEED

Crystal Johnson
State of Tennessee Notary Public
Sumner County

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4471

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian L. Isham	Mortgage Investors Group	**043-09-0-258.00**
(NAME) **109 Duling Avenue**	(NAME) 8320 East Walker Springs Ln. Ste. 200	
(ADDRESS) **Nashville, TN, 37115**	(ADDRESS) Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jordan Claire Hines and Jordan Wayne Hines, wife and husband,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ian L. Isham, an unmarried man,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being lot Number 17 of Block B on the Map of Woodlawn Estates of record in Book 843, Page 82, Register's Office of Davidson County, Tennessee.

Said lot Number 17 fronts 50 feet on the North side of Duling Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Jordan Claire Hines and Jordan Wayne Hines, wife and husband by Deed dated July 19, 2019 from Terri Mae Hopper, recorded July 23, 2019, in Instrument Number 20190723-0072056, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **109 Duling Avenue, Nashville, TN 37115**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **2nd** day of **August, 2022**.

Jordan Wayne Hines

Jordan Claire Hines

STATE OF **TENNESSEE**
COUNTY OF ~~DAVIDSON~~ WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jordan Claire Hines and Jordan Wayne Hines**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **2nd** day of **August, 2022**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 8/2/22 (date of document).

Affiant Signature

8/3/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 3 day of Aug., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County