Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

(1)

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $375,000.00.

Affiant

Karen Johnson Davidson County
Batch# 902783 **DEEDWARR**
08/12/2022 09:39:21 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20220812-0091681

Subscribed and sworn before me this the 10th day of August, 2022.

Notary Public
My commission expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Curtis Hamilton 1959 Wild Oaks Ct Antioch, TN 37013	~~New Owner~~	163-07-0A 077.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH H. HODGE AND MORGAN R. HODGE FKA MORGAN R. MILLER, HUSBAND AND WIFE,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CURTIS HAMILTON, unmarried,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 77, on the Final Plat of the Resubdivision of Lots 1-11, 61-66, 76-95, & 102-132, Ridgeview UDO, Phase One, as of record in Instrument No. 20120807-0070420, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Joseph H. Hodge, an unmarried man, and Morgan R. Miller, an unmarried woman, by deed dated 05/26/2016, from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20160531-0054647, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1959 Wild Oaks Ct, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 8 day of August, 2022.

Joseph H. Hodge

Morgan R. Hodge FKA Morgan R. Miller

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joseph H. Hodge and Morgan R. Hodge FKA Morgan R. Miller**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8 day of August, 2022.

My commission expires: 7/2/2024

Notary Public

MICHELLE R. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 07-02-2024