This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-15901-AP

Karen Johnson Davidson County
Batch# 908385 DEEDWARR
08/25/2022 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $4,162.50
20220825-0096196

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,125,000.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 22nd day of August, 2022.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
618 Hamilton, LLC 618A Hamilton Ave Nashville, TN 37203	New Owner	105-07-3E-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sarah Britt-Layton, a married woman and Louis Percival Britt, III, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **618 Hamilton, LLC, a Tennessee Limited Liability Company**, 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:

Land in Davidson County, Tennessee, being Unit 618A on the Plan of Homes at 618 Hamilton Avenue, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20161020-0110991, 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 Sarah Britt-Layton, married and Louis Percival Britt, III, married, by deed from Sage Investments, LLC, a Tennessee limited liability company and 6T08 Hamilton Homes, LLC, a Tennessee limited liability company, of record in Instrument No.20180326-0027913, Register's Office for Davidson County, Tennessee, dated March 8, 2018 and recorded on March 26,2018.

This property is not a primary residence of the Louis Percival Britt, III and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Brian Layton joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This Instrument executed on behalf of Louis Percival Britt, III ("Principal") by Sarah Britt-Layton pursuant to the Power of Attorney of record in Instrument Number 20220825009619 5, Register's Office for Davidson County, Tennessee.

This is improved property located at: **618A Hamilton Avenue, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 22nd day of August, 2022.

GRANTOR:

Sarah Britt-Layton

Brian Layton

Louis Percival Britt III by Sarah Britt-Layton as Attorney in Fact

Louis Percival Britt, III by Sarah Britt-Layton as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sarah Britt-Layton and Brian Layton, the within named bargainor(s), with whom I am personally acquainted (or proved to me 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 seal at office this 22nd day of August, 2022.

CHARLES LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sarah Britt-Layton the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Louis Percival Britt, III ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 22nd day of August, 2022.

CHARLES LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 8-22-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 8-22-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th **day of** August **,** 2022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM