Karen Johnson Davidson County
Batch# 914263 DEEDWARR
09/08/2022 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220908-0100771

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this 8th day of AUGUST, 2022.

Notary Public
My commission expires:
6/23/25

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nathan A Hamilton	**Regions Bank dba Regions**	**04214008400**
111 Head Dr	2050 Parkway Office Circle, RON-6	
Madison, TN 37115	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Stephanie Alexis Kopel, unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan Andrew Hamilton, unmarried man

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 part of a tract marked " For Future Development" on the Plan of Head's Addition, as of record in Book 1835, Page 100, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by Harvey Gee, Surveyor, December 4,1952, as follows:

Beginning at a point in the Southeast terminus of a private road shown on said Survey, at an iron pin, said point being 100 feet West of the West line of Lot No. 6 on Head's Addition; thence South 2 degrees 45' West 152 feet to a point; thence North 87 degrees 15' West 21.6 feet to a point; thence North 2 degrees 15' East 7.5 feet to a point; thence South 86 degrees 45' West 116.8 feet to a point; thence North 2 degrees 45' East 181.71 feet to the Southwest terminus of said private roadway; thence South 87 degrees 15' East, with the South margin of said roadway, 137.8 feet to the beginning.

Included in this conveyance (but excluded from the above description), is the use of a 40 foot roadway, marked "Private Road", for the purpose of ingress and egress. Said road, as shown on the above-described survey, extends South 2 degrees 45' West 716.8 feet, from the Southerly margin of Old Hickory Boulevard, Halls Lane Section.

Being the same property conveyed to Stephanie Alexis Kopel, by Warranty Deed from Ponotoc Properties, LLC, dated February 28, 2017, of record in Instrument No. 20170306-0021935, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 111 Head Dr, Madison, TN 37115.

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 in 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.

Stephanie Alexis Kopel Date: 8/8/22

Stephanie Alexis Kopel

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Stephanie Alexis Kopel, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of August, 2022.

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

China Hendrix

NOTARY PUBLIC

My Commission Expires: 3/3/26

Certificate of Authenticity

I, Linne Hahn, 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 8/8/22.

Date

Affiant Signature

8/8/22
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 8 day of August, 2022.

Notary's Signature
My Commission Expires: 3/3/26

Notary's Seal (if on paper)

