2022-0509

WARRANTY DEED

Karen Johnson Davidson County
Batch# 928752 DEEDWARR
10/12/2022 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20221012-0111979

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October 2022

Notary Public

MY COMMISSION EXPIRES: 4/2[illegible]

(AFFIX SEAL)

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

MST 2022-1399

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin Velazquez and Tila Velazquez	New Owner	098-10-0A-044.00-CO
(NAME)	(NAME)	
6108 Hagars Grove Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Grant Hammann and Alexis Hammann, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edwin Velazquez and Tila Velazquez, 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. 27 on the Plan of Phase Two, Hagars Grove, RS15 Cluster Lot Subdivision of record in Plat at Instrument No. 20050708-0079562, 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 Lisa M. Weldon, unmarried by Warranty deed from Tim Nalesnik and Bonnie Nalesnik, husband and wife of record in Instrument No. 20150416-0033499 Register's Office for Davidson County, Tennessee, dated April 01, 2015 and recorded on April 16, 2015.

Being the same property conveyed to Lisa Smith, a married woman by Quitclaim deed from Lisa Weldon, unmarried of record in Instrument No. 20160201-0009588 Register's Office for Davidson County, Tennessee, dated January 22, 2016 and recorded on February 01, 2016.

Being the same property conveyed to Grant Hammann and Alexis Hammann, husband and wife by Warranty deed from Lisa Smith and Eric Smith, wife and husband of record in Instrument No. 20210702-0090242 Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on July 02, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of

record as Instrument Number 20050708-0079562, Register's Office of Davidson County, Tennessee. Sanitary Sewer Easement of record in Instrument Number 20030827-0124254, in the Register's Office for Davidson County, Tennessee. Charter for Homeowners Association of record in Instrument Number 20040618-0072535, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of Common Areas to Homeowners Association of record in Instrument Number 20081230-0123440, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument Number 20030603-0075394, in the Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20040603-0065607, amended in Instrument No. 20180920-0093249 in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements. Rights of tenants in possession, as tenants only, under unrecorded leases, if any.

This property, known as 6108 Hagars Grove Pass, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 my/our hand(s) this 4th DAY OF OCTOBER, 2022.

Grant Hammann

Alexis Hammann

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Grant Hammann and Alexis Hammann, husband and wife, 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 and official seal at office, this 4th day of October, 2022.

Notary Public

My commission expires: 4-24-2023

Amelia Swanson
State of Tennessee Notary Public
Williamson County
(SEAL)

Tennessee Certification of Electronic Document

I, Jill Swicegood, 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 10/4/22 (date of document).

Jill Swicegood
Affiant Signature

10/12/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of October, 2022.

Michelle Pepper
Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY