Karen Johnson Davidson County
Batch# 944090 DEEDWARR
11/22/2022 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,670.18
20221122-0123678

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1384

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy David Hammell and Emily Anne Hammell (formerly known as Emily Anne Davis), husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer Matthies, married,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2, Resubdivision of Lots 54 and 67, Payne, Blakemore & Cummings Addition to Nashville of record in Instrument No. 20090730-0071246, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy David Hammell and Emily Anne Davis, both unmarried, as joint tenats with rights of survivorship and not as tenants in common, by deed dated 06/25/2010, and recorded 07/02/2010, from Kelley Construction, II, LLC, a Tennessee limited liability company, of record in Instrument Number 20100702-0051959, Register's Office for Davidson County, Tennessee. Timothy David Hammell is now married to Emily Anne Hammell (formerly known as Emily Anne Davis).

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 522 South 13th Street, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Jennifer Matthies **522 South 13th Street** **Nashville, TN 37206**	Caliber Home Loans 1525 South Belt Line Rd. Coppell, TX 75019	**094-01-0-480.00**

WITNESS THE EXECUTION HEREOF this 18th day of November, 2022.

Timothy David Hammell

Emily Anne Hammell

State of Tennessee
County of Davidson

On this 18th day of November, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Timothy David Hammell and Emily Anne Hammell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 451,400.00.**

Affiant

Sworn and subscribed before me on this the 18th day of November, 2022.

Notary Public

My Commission Expires: 3/6/24

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 11/18/22 (date of document).

Affiant Signature

11/22/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 22 day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY