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

Karen Johnson Davidson County
Batch# 944366 DEEDWARR
11/23/2022 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20221123-0124052

STATE OF ~~TENNESSEE~~ Georgia mst
COUNTY OF Clarke

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

Affiant

Subscribed and sworn before me this the 21st day of November, 2022.

Notary Public
My commission expires:

MASHONDA HENSON
NOTARY PUBLIC
Clarke County
State of Georgia
My Comm. Expires April 27, 2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Emily Elizabeth Hampton	**same as new owner**	084-11-0 017.00
2234 Modena Ct		
Nashville, TN 37214		

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, **EMILY MAHONEY AND HOUSTON MAHONEY, wife and husband,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **EMILY ELIZABETH HAMPTON, unmarried woman**, 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. 84 on the Plan of Maplecrest, of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the North margin of Modena Court, at the corner of Lots No. 83 and 84; thence, with the line between said Lots, Northerly 202 feet to a point; thence Northeasterly 71 feet to a corner of Lot No. 87; thence, with the line between Lots No. 84 and 87, Southeasterly 91.8 feet to a corner of Lot No. 86; thence, with the line between said Lots No. 84 and 86, Southerly 110 feet to the corner of Lot No. 85; thence, with the line between Lots No. 84 and 85; Southerly 65 feet to the North margin of Modena Court; thence, with the margin of the same, westerly around a slight curve, 40 feet to the point of beginning.

Being the same property conveyed to Emily Mahoney and Houston Mahoney, wife and husband, by deed dated 03/30/2018 , from Louis Kyle Draper, a single man, of record in Instrument No. 20180402-0030657, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2234 Modena Ct, Nashville, TN 37214.

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 21st day of November, 2022.

Emily Mahoney

Houston Mahoney

STATE OF Georgia
COUNTY OF Clarke

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Emily Mahoney and Houston Mahoney,** 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 21st day of November, 2022.

My commission expires:

MASHONDA HENSON
NOTARY PUBLIC
Clarke County
State of Georgia
My Comm. Expires April 27, 2024

Notary Public

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 11-21-22 .

Affiant Signature

11.21.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 21 day of November, 2022.

Notary Signature

My Commission Expires: 5/9/2026

