This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
The Jason Paul Hama and Tresha Marie
Hama Joint Living Trust
24565 Town Center Drive
8216
Santa Clarita, CA 91355

SEND TAX BILL TO:
New Owner
24565 Town Center Drive
8216
Santa Clarita, CA 91355

Karen Johnson Davidson County
Batch# 968395 DEEDWARR
02/07/2023 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20230207-0008938

MAP/PARCEL 119-14-0A-124.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Monyca Hendrix, married, hereafter called the GRANTOR,** has bargained and sold, and by these presents, does transfer and convey unto **Jason Hama and Tresha Hama, Trustees of The Jason Paul Hama and Tresha Marie Hama Joint Living Trust, dated April 26, 2014, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 124, Building J on the Plan of condominium site of Kingswood Condominium of record in Plat Book 5200, Page 520, 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 Monyca Hendrix, a married woman by Quitclaim deed from Leigh Dismukes, sole heir at law to Patricia H. Bailey of record in Instrument No. 20210611-0078757 Register's Office for Davidson County, Tennessee, dated May 17, 2021, and recorded on June 11, 2021.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This is improved property known as: **2929 Selena Drive, J-124, Nashville, Tennessee 37211.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES their heirs

Possession to be given 31st day of January, 2023.

WITNESS MY HAND on this the 31st day of January, 2023.

Monyca Hendrix

Monyca Hendrix

STATE OF ~~TENNESSEE~~ Idaho
COUNTY OF ~~Davidson~~ IDA

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Monyca Hendrix,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of January, 2023.

Joanie Benham

NOTARY PUBLIC

My Commission Expires: 3/28/2025

JOANIE BENHAM
COMMISSION NUMBER 20190624
NOTARY PUBLIC
State of Idaho
My Commission Expires 03/28/2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

Tonya Bohannon

AFFIANT

Subscribed and sworn to before me this the 31st day of January, 2023.

NOTARY PUBLIC

My Commission Expires: 3-2-25

JENNIFER JONES
Notary Public At Large
WILSON COUNTY, TN

File No: 230022

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

January 31. 2023

Affiant Signature

Date: 2-2-23

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 2nd day of February 2023

Notary Signature

My Commission Expires:

TAMMY SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

202302070008938