

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $975,000.00.

Affiant

Sworn to and subscribed before me this 6th day of February, 2023.

Notary Public
My Commission Expires: 2/28/25

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

Karen Johnson Davidson County
Batch# 969197 DEEDWARR
02/09/2023 11:38:55 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50
20230209-0009513

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
David Page and Mary Page	3813 Dartmouth Avenue	Owner	
3813 Dartmouth Avenue		New Owners	116-08-0-114.00
Nashville, TN 37215	Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Whitfield Hamilton, Jr and Emilie Hamilton, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **David Page and Mary Page,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7, Block "C" on the Plan of Woodmont Lane Homesites of record in Plat Book 1130, Page 13, 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 Whitfield Hamilton, Jr. and Emilie Hamilton, husband and wife, by Warranty Deed from Lisa L. Wyatt, unmarried, fka Lisa W. Rowan of record in Instrument No. 20200714-0076872, Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on July 14, 2020.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2023, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee.
Water Rights Agreement of record in Book 1071, Page 420, in the Register's Office for Davidson County, Tennessee.
Order of Possession of record in Book 7086, Page 417, in the Register's Office for Davidson County, Tennessee.
No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 6th day of February, 2023.

Whitfield Hamilton Jr

Emilie Hamilton

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Amanda Birner, the undersigned, a Notary Public, in and for said State and County, **Whitfield Hamilton Jr and Emilie Hamilton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 6th day of February, 2023.

NOTARY PUBLIC
My Commission Expires: 2/28/25

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY