# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1001062 DEEDWARR
05/09/2023 11 02 55 AM 2 pgs
Fees $13 00 Taxes $2,312 50

20230509-0034449

File #23084

Prepared by
Record and Return To
Chapman and Rosenthal Titl
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

UAL CONSIDERATION OR VALUE, WHICHEVER IS
, FOR THIS TRANSFER IS $625,000 00

Katy Bradley
Affiant

IBED AND SWORN TO BEFORE ME, THIS THE 5TH
MAY, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

VIRGINIA DESJARLAIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

**THIS INSTRUMENT WAS PREPARED BY**
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Shelby Kathryn Russell | NEW OWNER | 146-08-0-193 00 |
| (NAME) | (NAME) | |
| 325 Fieldcrest Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211-4317 | | |
| (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, **Travis Chace Hampton and Abby Queen Hampton, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelby Kathryn Russell, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 488 on the map entitled Crieve Hall Estates, Section Six of record in Plat Book 2331, Page 1 and 2, 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 Travis Chance Hampton and Abby Queen Hampton, husband and wife by Warranty deed from Kevin Duks of record in Instrument No 20190529-0050524 Register's Office for Davidson County, Tennessee, dated May 29, 2019 and recorded on May 29, 2019. Grantors name was erroneously shown as Travis Chance Hampton in the prior deed of record. Travis Chance Hampton and Travis Chace Hampton being one and the same

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 325 Fieldcrest Drive, Nashville, TN 37211-4317

(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 hand this 4 day of May, 2023.

Travis Chace Hampton

Abby Queen Hampton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Travis Chace Hampton and Abby Queen Hampton**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 4 day of May, 2023

My commission expires: 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027