WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005292 DEEDWARR
05/19/2023 10.20.24 AM 2 pgs
Fees: $13 00 Taxes $1,331 63

20230519-0037697

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900 00

Danna C. Hammers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES: February 21, 2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad St , Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danna C. Hammers	CMG Mortgage, Inc.	172-08-0A-128-00
(NAME)	(NAME)	
5708 Collinwood Court	3160 Crow Canyon Road, Ste 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Jessica Frank-Hansen, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Danna C. Hammers and Eric T. Hammers, wife and husband,** hereinafter called the GRANTEE(S), his/her/their 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 128, as shown on the map entitled the Plan of Hunter's Branch, Section 2-A, of record in Book 6250, Page 819 and amended in Book 6815, Page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 128 fronts 105.76 feet on the southerly and easterly margin of Collinwood Court and extends back 125 73 feet on the southerly line and 135.79 feet on the northerly line; said boundary line intersecting at a point in the rear.

Being the same property conveyed to Jessica Frank-Hansen, an unmarried woman by Warranty Deed from Lynn Noga F/K/A Lynn Moler, married, dated 08/29/2014, of record in Instrument No. 20140902-0079765, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 5708 Collinwood Court, Antioch, TN 37013
(House Number) (Street) (P O. Address) (City or Town) (Postal Zip)

File No . 1975459
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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

Effective the 18th day of May, 2023.

Jessica Frank-Hansen

State of TENNESSEE
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jessica Frank-Hansen**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of May, 2023.

Notary Public

My Commission Expires: 1-19-2025

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129