Karen Johnson Davidson County
Batch# 1018792 DEEDWARR
06/26/2023 09 30 12 AM 2 pgs
Fees $13 00 Taxes $2,590 00
20230626-0048268

20231187

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $700,000 00

Affiant

Subscribed and sworn to before me, this the 22nd day of June, 2023

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6T-23-1030

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To	Information for Reference Purposes
Danielle Hamilton and Clayton Hamilton	Same as new owner	**072-06-0J-001.00-CO**
1030 Maynor Avenue		
Nashville, TN 37216		

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, WE,

Dustin S. Timblin, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Danielle Hamilton and Clayton Hamilton, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 1028 A, Homes at 1028 Maynor Place, a Horizontal Property Regime with Private Elements as established in Declaration of Covenants Conditions and Restrictions of record at Instrument No. 20150603-0051973, in the Register's Office of Davidson, Tennessee, and being shown on Plat attached thereto as Exhibit "B", to which reference is hereby made for a more complete description of the property

Being the same property conveyed to Dustin S. Timblin, an unmarried man by Warranty deed from H&B Development Partners, a Tennessee Partnership of record in Instrument No. 20160809-0082664 Register's Office for Davidson County, Tennessee, dated July 01, 2016 and recorded on August 09, 2016

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 1030 Maynor Avenue, Nashville, TN 37216.

[signatures appear on the following page]

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), their heirs and 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), 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/OUR HANDS EFFECTIVE AS OF 22nd day of June, 2023.

Dustin S Timblin

Mercedes Baker*

*Grantor's spouse, joins in this instrument to waive, release, and convey her interest in the subject property, if any

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Dustin S Timblin and Mercedes Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 22nd day of June, 2023

My Commission Expires 1-14-26

Notary Public

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY