Karen Johnson Davidson County
Batch# 1022590 DEEDWARR
07/05/2023 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,309.80
20230705-0051320

WARRANTY DEED

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2023.

Brooke Hicks
Notary Public

MY COMMISSION EXPIRES: 6/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Michael Hamilton	Modern Mortgage Lending	147-12-0A-121-00
(NAME)	(NAME)	
121 Northcrest Commons Circle	30070 Temecula Pkwy. Ste. 201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Temecula, CA 92592	
(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 James Eugene Morton, executor of the Estate of Shirley J Morton**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Charles Michael Hamilton, an unmarried man and Daniel D Hamilton, an unmarried man**, 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 unit 121, Northcrest Commons, as established under Master Deed of record in Exhibit A of Instrument No. 20040615-0070835, 1st amendment in Instrument No. 20040722-0087737, 2nd amendment in Instrument No. 20050228-0021538, 3rd amendment in Instrument No. 20060628-0077585, 4th amendment in Instrument No. 20121113-0104425, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Shirley J. Morton, an unmarried woman by Special Warranty Deed from Gallardia Properties, LLC., a Tennessee limited liability company, dated 01/22/2008, of record in Instrument No. 20080130-0009655, Register's Office for Davidson County, Tennessee.

The said Shirley J. Morton died testate on 12/22/2021, devising subject property to James Eugene Morton, as evidenced in File No. 22P1390, Probate Court Clerk'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 ☒ 121 Northcrest Commons Circle, Nashville, TN 37211
(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 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 29th day of June, 2023.

Estate of Shirley J Morton

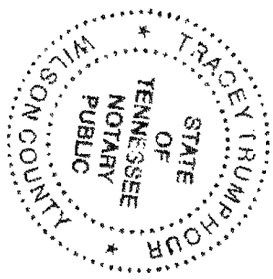
By: James Eugene Morton
James Eugene Morton, Executor

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Eugene Morton, the executor for the estate of Shirley J. Morton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of June, 2023.

Tracey Trumhour
Notary Public:
My Commission Expires: 3.8.2025



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Steven T. Morris do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document 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 July 5, 2023 (date of document).

Affiant Signature

July 5, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023