Karen Johnson Davidson County
Batch# 1024448 DEEDWARR
07/10/2023 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20230710-0052493

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2023.

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public

MY COMMISSION EXPIRES: APR 2 2 2026

(AFFIX SEAL)

06-NSH23-06210

Address of New Owner:	Send Tax Bills to:	Tax Information:
James Hampton, Jr. 8444 Merrymount Drive Nashville, TN 37221	NEW OWNER	135 00 0 288.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Johnny Guthrie, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James Hampton, Jr.,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 2nd Civil District of Davidson County, Tennessee. described as follows

Beginning at a point, said point being the Southeast corner of Billy Morris property on Una Recreation Road (formerly Metro Road); thence Westerly with line of Morris 163 feet to a point in fence line; thence Southerly with line of Lawrence 266.5 feet to a point; thence Easterly 146 feet to Una Recreation Road (formerly Metro Road); thence Northerly 267 feet with margin of said Road to point of beginning.

Being the same property conveyed to Johnny Guthrie, by Warranty Deed from Eddie Richard Baker et ux Jennifer Cairns Baker, of record in Book 5293, Page 661, in the Register's Office of Davidson County, Tennessee, dated May 31, 1978 and recorded on June 05, 1978.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 131 Una Recreation Road, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of July, 2023

Johnny Guthrie

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 Johnny Guthrie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 10th day of July, 2023.

Notary Public

My Commission Expires: 5/31/2026

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Sandy Mitsos *(custodian's name)*, 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 7/4 10, 2023 *(date of document)*.

Sandy Mitsos
Custodian's Signature

7/10/23
date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 10th day of 7/4, 2023

Notary Public

MY COMMISSION EXPIRES: 5/31/26

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY