Karen Johnson Davidson County
Batch# 1039902 DEEDWARR
08/18/2023 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,959.63
20230818-0064536

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 2023.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	
Joseph Wesley Dunham **Jessica Jestings Dunham** **5311 Louisiana Ave** **Nashville, Tennessee 37209**	NBK Bank 8320 Ward Pkwy Kansas City, MO 64114	MAP 091 GROUP 07 1F PARCEL 001.00

For and in 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,

Benjamin David Hatch and Mollie Adrianne Hatch, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Joseph Wesley Dunham and Jessica Jestings Dunham, a married couple

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING Unit No. A, 5311 Louisiana Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 5311 Louisiana Avenue Townhomes of record at Instrument No. 20170124-0007664, 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 Benjamin David Hatch, an unmarried man, and Mollie Adrianne Moore, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from Shawn F. Meehan, dated July 14, 2017, and filed of record in Instrument No. 20170717-0071496, in the Register's Office for Davidson County, Tennessee.

Mollie Adrianne Moore being one in the same as Mollie Adrianne Hatch now married.

This conveyance is made subject to the following:

1) 2023 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5311 Louisiana Ave, Nashville, Tennessee 37209.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 17th day of August, 2023.

Benjamin David Hatch

Mollie Adrianne Hatch

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Benjamin David Hatch and Mollie Adrianne Hatch, with whom I am personally acquainted, (or who 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 17th day of August, 2023.

NOTARY PUBLIC

My Commission Expires:
February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

True Copy Certification

I, **Tonya Cherry,** 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 this the 17 day of August, 2023.

Affiant Signature
Date 8-17-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024