This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $405,000 00

Affiant

Subscribed and sworn before me this the 1 day of September, 2023

Notary Public
My commission expires 9/21/26

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1045894 DEEDWARR
09/05/2023 11 27 32 AM 2 pgs
Fees $13 00 Taxes $1,498 50

20230905-0069317

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Lindsey Anne Gothard and Brett Hammann 2216 Fernwood Drive Nashville, TN 37216	Lafayette Federal Credit Union 2701 Tower Oaks Blvd , Rockville, MD 20852	073-05-0 003 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSEPH RINI, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LINDSEY ANNE GOTHARD, AN UNMARRIED WOMAN, WITH 60% UNDIVIDED INTEREST, AND BRETT HAMMANN, AN UNMARRIED MAN, WITH A 40% UNDIVIDED INTEREST, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot 260, SECTION 4, DALEWOOD, as shown on plat of record in Plat Book 1835, Page 21, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Joseph Rini by deed dated 05/08/2014, from David Blake Atchison, unmarried, and Anna Atchison, n/k/a Anna Hillin, married, of record in Instrument No 20140512-0040530, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 2216 Fernwood Drive, Nashville, TN 37216

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/or assigns, forever Grantors covenant with Grantees that Grantors 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 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 successors, 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 the 1 day of September, 2023

Joseph Rini by Jenny West Attorney in Fact
Joseph Rini
BY Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 1st day of September, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joseph Rini by Specific POWER

Witness my hand and official seal this 1 day of September, 2023

My commission expires 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY