Karen Johnson Davidson County
Batch# 1073325 DEEDWARR
11/20/2023 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20231120-0090014

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 DAVIDSON

Actual consideration or value, whichever is greater is $375,000.00.

Affiant

Subscribed and sworn before me this the 17th day of November, 2023.

Notary Public
My commission expires: 9-21-26

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Neal Hamilton	New Owner	044-15-0C 043.00
2008 Village Park Circle		
Old Hickory, TN 37138		

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, PATRICK DENNIS NEWMAN, an unmarried man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL NEAL HAMILTON AND LINDA KRISTIN HAMILTON, husband and wife, 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 No. 43 on the Final Plat Village Green-Phase 1 of record in Instrument No. 20170118-0005633, surveyor's certificate of corrections in Instrument Nos. 20170217-0016822 and 20170221-0017509, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patrick Dennis Newman, unmarried man, by deed dated 08/30/2021, from Trisha Bjugson and Benjamin Bjugson, a married couple, of record in Instrument No. 20210907-0119357, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS __x__ IMPROVED PROPERTY KNOWN AS 2008 Village Park Circle, Old Hickory, TN 37138.

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.

PN

Witness my hand this the 17th day of November, 2023.

Patrick Dennis Newman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patrick Dennis Newman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of November, 2023.

My commission expires:

9-7-26

Notary Public



VERSION: January 2019

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-7-23.

Affiant Signature

11-20-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY