Karen Johnson Davidson County
Batch# 1078180 DEEDWARR
12/05/2023 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20231205-0093637

WARRANTY DEED

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Deana L

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2023.

Kellie Parsons

Notary Public

MY COMMISSION EXPIRES: 10/21/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-17486NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Sukumar Reddy Konduru	United Wholesale Mortgage	186030A08800CO
(NAME)	(NAME)	
223 Muir Avenue	585 South Blvd E	
(ADDRESS)	(ADDRESS)	
Nolensville TN 37135	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Ninety Thousand And No/100 Dollars ($490,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, WILLIAM EVAN HAMPTON, A SINGLE PERSON AND MALLORY ARNOLD HAMPTON, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sukumar Reddy Konduru, a married man**, 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:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Final Plat of First Revision Lots 74, 84 -92, Burkitt Commons, Phase 2, of record in Plat at Instrument No. 20191219-0131095, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

WHEN RECORDED RETURN TO
Momentum Title, LLC
271 Robert Rose Dr
Murfreesboro, TN 37130
File No: 90-2375-LP

Being the same property conveyed to William Evan Hampton, a single person and Mallory Arnold Hampton, a single person, as joint tenants with rights of survivorship by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 07/30/2020 and recorded on 07/30/2020 in Instrument No. 20200730-0084342, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 223 Muir Avenue, Nolensville, TN 37135
(House No.) (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 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 our hands this 1st day of December 2023.

12/1/23
William Evan Hampton

Mallory Arnold Hampton

STATE OF TENNESSEE
COUNTY OF Williamson.

On this 1st day of December 2023, before me personally appeared **William Evan Hampton and Mallory Arnold Hampton,** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 1st day of December, 2023

Commission Expires: 8/3/26

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/1/23 (date of document).

Emma Howard

Affiant Signature

Date: 12/1/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of December, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

