Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
17045

Karen Johnson Davidson County
Batch # 1081517 DEEDWARR
12/13/2023 12:32:46 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20231213-0096140

Name and Address of New Owner:
Isam Yonis
460 Jessie Drive
Nashville, TN 37211

Send Tax Bills To:
Velocity Commercial Capital
30699 Russell Ranch Rd #295
Westlake Village, CA 91362

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 133-12-0-298

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Wayne Hammett and wife, Kathryn Lynn Hammett**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Isam Yonis,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Sate of Tennessee, described as follows:

Land in Davidson County, TN, being Lot No. 133 on the Plan of Section Two, Addition to Greenwood Hills, of record in Book 5200, Page 62, Register's Office for said County, to which plan reference is hereby made for a more complete description. Included in this description, however, expressly excluded from this conveyance is property sold to Metro Government in Book 6129, Page 681, said Register's Office.

Being the same property conveyed to David Wayne Hammett and wife, Kathryn Lynn Hammett, by Warranty Deed dated August 30, 1991 from Charles A. Pearson and wife, Catalina L. Pearson, recorded September 4, 1991 in Book 8435, Page 193 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of December, 2023.

(SEAL)
David Wayne Hammett

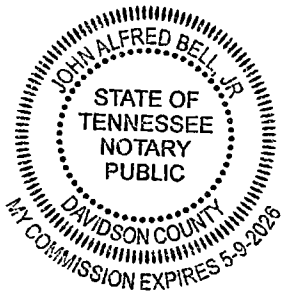
(SEAL)
Kathryn Lynn Hammett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December, 2023, before me personally appeared David Wayne Hammett and Kathryn Lynn Hammett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of December, 2023.

Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.



(Affiant)

Sworn to and subscribed before me this
4th day of December, 2023.

_____
Notary Public
My commission expires:_____
File No. 2023-6508-TS