Karen Johnson Davidson County
Batch# 1099520 DEEDWARR
02/09/2024 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,596.11
20240209-0009098

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $431,380.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/9/26

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

02-NSH24-07192

Address of New Owner:	Send Tax Bills to:	Tax Information:
Houston Mathews and Alison Ryder 108 Joe Pyron Court Madison, TN 37115	Houston Mathews and Alison Ryder 108 Joe Pyron Court Madison, TN 37115	053 13 0 065.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Denise Hampton Hart, Successor Trustee of the Ewing Hampton and/or Charlotte M. Hampton Revocable Living Trust dated the 30th day of July 2003,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Houston Mathews and Alison Ryder, as joint tenants,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

the following described real property, located in Davidson County, State of Tennessee to-wit:

Lot No. 141 on the Plan of Phase I, Kimbolton, as shown on plat of record in Plat Book 6900, Pages 276, 277 and 278, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to "The Ewing Hampton and/or Charlotte M. Hampton Revocable Living Trust", through Ewing Hampton and Charlotte M. Hampton, Trustees by Quitclaim Deed from Ewing Hampton and Charlotte M. Hampton, of record in Instrument No. 20030808-0113690, in the Register's Office of Davidson County, Tennessee, dated July 30, 2003, and recorded on August 08, 2003. The said Ewing Hampton aka Martin Ewing Hampton died on February 9, 2019 and Charlotte M. Hampton died on June 8, 2023. Upon the end of the terms of the original Trustees, Denise Hampton Hart is designated as First Successor Trustee. Adam W. Hampton is designated as Second Successor Trustee. Steven A. Hampton is designated as Third Successor Trustee. See Notarized Summary of Revocable Living Trust Agreement of record in Instrument No. 20030916-0135945, in said Register's Office.

Being the same property conveyed to M. Ewing Hampton and Wife, Charlotte M. Hampton, by Warranty Deed from Phillips Builders, Inc., of record in Book 9403, Page 661, in the Register's Office of Davidson County, Tennessee, dated June 23, 1994, and recorded on July 11, 1994. The said M. Ewing Hampton and Charlotte M. Hampton are deceased.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 108 Joe Pyron Court, Madison, TN 37115

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 7 day of February, 2024

Denise Hampton Hart, Successor Trustee of the Ewing Hampton and/or Charlotte M. Hampton Revocable Living Trust dated the 30th day of July 2003

BY: Denise Hampton Hart Successor Trustee
Denise Hampton Hart
Successor Trustee

STATE OF FLORIDA

COUNTY OF Bay

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Denise Hampton Hart, Trustee of the The Ewing Hampton and/or Charlotte M. Hampton Revocable Living Trust dated the 30th day of July, 2003 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Bay County, ~~Tennessee~~ Florida this 7th day of February, 2024.

Notary Public

My Commission Expires: 08-20-2026

CHANNING D LIPTROT
Notary Public - State of Florida
Commission # HH 281048
My Comm. Expires Aug 20, 2026
Bonded through National Notary Assn.

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 February 8, 2024.

Signature
Date: February 8, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 8th day of February, 2024 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025