2024-1053-TN

WARRANTY DEED

Karen Johnson
Batch # 1105253
02/28/2024 11:01:26 AM
Fees: $13.00 Taxes: $436.60

Davidson County
DEEDWARR
2 pgs

20240228-0013598

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$118,000.00.**

Affiant

Subscribed and sworn to before me this 16th day of February, 2024

Notary Public

My Commission expires: 8/5/26
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nashwood Real Estate Inc	Nashwood Real Estate Inc	043-07-0-029
8200 Old Harding Pike	8200 Old Harding Pike	
Nashville, TN 37221	Nashville, TN 37221	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dianne K. Hamilton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nashwood Real Estate Inc, a Tennessee Corporation**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 136 of Tract 13 in the Anderson Estates, not of record, but being more particularly described as follows: Beginning at a point in the westerly margin of McArthur Drive, said point being the northeast corner of the herein described tract and said point being 266.2 feet south of a concrete monument which lies in the westerly margin of McArthur Drive the southwesterly corner of the intersection of McArthur Drive and Anderson Lane; thence 50 feet south along the west margin of and thus fronting 50 feet on McArthur Drive and said lot extending 150 feet west between parallel lines and ending at a dead line at the rear of said lot, measuring 50 feet, all according to survey by John Kohl, dated July 31, 1974.

Being the same property conveyed to Mark Hamilton and wife, Dianne Hamilton, by Special Warranty Deed from Federal National Mortgage Association, dated June 6, 2001, of record in Instrument No. 20010619-0065043, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Dianne K. Hamilton, by Strawman Quitclaim Deed from Mark S. Hamilton and wife, Dianne K. Hamilton, dated February 18, 2009, of record in Instrument No. 20090302-0017990, Register's Office for Davidson County, Tennessee.

Mark S. Hamilton being one and the same person as Mark Hamilton and Dianne K. Hamilton being one and the same person as Dianne Hamilton.

This is improved property known as: **318 McArthur Drive, Madison, TN 37115.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 16th day of February, 2024.

Dianne K Hamilton

Dianne K. Hamilton

STATE OF IN
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dianne K. Hamilton,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 16th day of February, 2024.

ANDREA N. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires 8/3/26