Karen Johnson Davidson County
Batch# 1110525 DEEDWARR
03/13/2024 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,772.30
20240313-0017364

WARRANTY DEED

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

File #24-TC-0685-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,000.00.

SKH
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 07-06-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah Hammer	**New American Funding, LLC**	
(NAME)	(NAME)	**091 05 1C 015.00**
685 Vernon Avenue	**14511 Myford Road, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Tustin, CA 92780**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL WHITEFORD AND AMY HIEMSTRA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH HAMMER, AN UNMARRIED PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 15 of Building C, on the Plan of 2 Aves, as shown on Exhibit E to the Declaration of Covenants, Conditions and Restrictions for 2 Aves, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180926-0095647 as amended in Instrument No. 20190426-0038655; Instrument No. 20190709-0066829; Instrument No. 20200309-0026202; Instrument No. 20200604-0057612 (re-recorded in Instrument No. 20200608-0058500); further amended in Instrument No. 20210319-0036483, Register's Office for Davidson County, Tennessee, to which plan and reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael Whiteford and Amy Hiemstra, husband and wife, by Warranty Deed from RSD Vernon and James, LLC, a Tennessee limited liability company, of record in Instrument No. 20190801-0075950, in the Register's Office of Davidson County, Tennessee, dated July 30, 2019 and recorded on August 01, 2019.

This conveyance is subject to:

* 2024 Taxes, a lien not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of James A. Tant, Et Al Property, as recorded in Plat Book 8250, Page(s) 191.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180926-0095647 as amended in Instrument No. 20190426-0038655; Instrument No. 20190709-0066829; Instrument No. 20200309-0026202; Instrument No. 20200604-0057612 (re-recorded in Instrument No. 20200608-0058500) further amended in Instrument No. 20210319-0036483.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180424-0038656.
* Easement recorded in Book 3464, Page 296.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9781, Page 323 and Book 9971,

Page 802.

* Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060509-0053863.
* Easement for Permanent Utility, recorded in Instrument No. 20190514-0045335.
* Agreement for Dedication of Public Right-Of-Way as set forth in instrument recorded in Instrument No. 20180727-0073366.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **685 Vernon Avenue, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 12th day of March, 2024.

Michael Whiteford

Amy Hiemstra

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of March, 2024, before me personally appeared Michael Whiteford, 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 12th day of March, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of March, 2024, before me personally appeared Amy Hiemstra, 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 12th day of March, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 this the 12 day of March, 2024.

Affiant Signature
Date 3-12-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

