Karen Johnson Davidson County
Batch# 1110529 DEEDWARR
03/13/2024 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240313-0017369

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Affiant

Subscribed and sworn to before me, this 13th day of March, 2024.

Notary Public
My commission expires:
03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 6140 Hampton Hall Way Trust	**New Owner**	**098050A01000CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Janice M. Taylor and/or Michelle L. Richardson, Trustees of the Joan C. Lahr Living Trust, established by the Revocable Trust Agreement of Joan C. Lahr dated March 14, 2022

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 6140 Hampton Hall Way Trust

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. 10, Plan of Section One, Hampton Hall, of record in Book 9700, Pages 290 & 291, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Joan C. Lahr and/or Janice M. Taylor and/or Michelle L. Richardson, Trustees of the Joan C. Lahr Living Trust, established by the Revocable Trust Agreement of Joan C. Lahr dated March 14, 2022, by Quitclaim Deed from Joan C Lahr, dated March 14, 2022, of record in Instrument No. 20220323-0033070, in the Register's Office for Davidson County, Tennessee. Joan C. Lahr has since died leaving Janice M. Taylor and Michelle L. Richardson as the Trustees of said Trust.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 6140 Hampton Hall Way, Nashville, TN 37076.

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 in 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.

Janice M. Taylor Date: 3/12/24
Janice M. Taylor
Trustee of the Joan C.Lahr Living Trust,
established by the Revocable Trust Agreement
of Joan C. Lahr, dated March 14, 2022

Michelle L Richardson Date: 3/12/24
Michelle L. Richardson
Trustee of the Joan C.Lahr Living Trust,
established by the Revocable Trust Agreement
of Joan C. Lahr, dated March 14, 2022

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Janice M. Taylor and Michelle L. Richardson** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are the Trustees of the Joan C. Lahr Living Trust, established by the Revocable Trust Agreement of Joan C. Lahr, dated March 14, 2022, and that they are authorized by the Joan C. Lahr Living Trust, established by the Revocable Trust Agreement of Joan C. Lahr, dated March 14, 2022 to execute this instrument on its behalf.

Witness my hand, at office, this 12th day of March 2024.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/12/24 (date of document).

Jennifer Russell
Affiant Signature

3/13/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

