Karen Johnson Davidson County
Batch# 1128678 DEEDWARR
04/29/2024 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20240429-0031002

WARRANTY DEED

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~25th~~ 29th day of April, 2024

Jennifer Russell
Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eugene S. Hampton II	PennyMac Loan Services, LLC	08110020900
(NAME)	(NAME)	
2309 Buchanan Street	3043 Townsgate Road, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Westlake Village, CA 91361	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Daniel Ryan and Molly Ryan, husband and wife ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eugene S. Hampton II, unmarried,** 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:

BEING Lot No. 2 on the Plan of Cobbs Subdivision of Lot No. 6 of the Subdivision of Harding Bosley Tract, as shown by plat of record in Plat Book 161, Page 155, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Daniel Ryan and Molly Ryan, husband and wife by deed from Duke Ballard, LLC, A Tennessee Limited Liability Company, dated 5-26-17 of record in Instrument #201706050055768, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 2309 Buchanan Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hands this 25th day of April, 2024.

Daniel Ryan

Molly Ryan

State of Tennessee
County of DAVIDSON

Personally appeared before me Daniel Ryan and Molly Ryan, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of April, 2024.

Notary Public Judy Reed
My Commission Expires: 11.22.25

JUDY REED
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

File No.: 3026

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 4/25/24 (date of document).

Jennifer Russell
Affiant Signature

4/29/24
Date

State of Tennessee

County of Sumner

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Sworn to and subscribed before me this 29th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL