Karen Johnson Davidson County
Batch# 1129026 DEEDWARR
04/30/2024 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20240430-0031431

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2024.

Brooke Hicks
Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File #24-PA-2236-P

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)
Hunter Randolph	**New Owner**	
(NAME)	(NAME)	**072 08 0 157.00**
2236 Ridgecrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **CAROLYN HAMMOND AND JOHN HAMMOND, A MARRIED COUPLE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUNTER RANDOLPH, AN UNMARRIED MAN** 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 Lot No. 116 on the Plan of DALEWOOD, SECTION II, as shown on plat of record in Plat Book 1835, Page 6, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Carolyn Hammond and John Hammond, wife and husband, by Warranty Deed from Gary W. Temple, Executor for The Estate Evelyn Fostvedt Mason, of record in Instrument No. 20171207-0124979, in the Register's Office of Davidson County, Tennessee, dated December 06, 2017, and recorded on December 07, 2017. (Consideration: $292,900.00)

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DALEWOOD, SECTION II, as recorded in Plat Book 1835, Page(s) 6.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2236 Ridgecrest Drive, Nashville, TN 37216**.

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 25th day of April, 2024.

Carolyn Hammond by Loy Carney, Attorney-In-Fact

Carolyn Hammond by Loy Carney, Attorney-in-Fact

John Hammond by Loy Carney, Attorney-In-Fact

John Hammond by Loy Carney, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of April, 2024, before me personally appeared Loy Carney, to me known to be the person (or persons) described in and who executed the foregoing instrument, ona behalf of Carolyn Hammond as her Attorney-in-Fact, and acknowledged that such person (or persons) executed the same the free act and deed of Carolyn Hammond.

Witness my hand, at office, this 25th day of April, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of April, 2024, before me personally appeared Loy Carney, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of John Hammond as his Attorney-in-Fact, and acknowledged that such person (or persons) executed the same as the free act and deed of John Hammond.

Witness my hand, at office, this 25th day of April, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

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

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **April 25, 2024** (date of document).

Affiant Signature

April 30, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 30th day of April, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25