THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149902**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $635,000.00 Affiant Subscribed and sworn to before me, this 12th day of February, 2025. Notary Public My Commission Expires: 2/17/27

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1237653 DEEDWARR
02/14/2025 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20250214-0011229

WARRANTY DEED

Address New Owner: Neil Spain and Michele Spain 825 Highland Park Ct. Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 143 03 0 020.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Hampson and Lauren Hampson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Neil Spain and Michele Spain, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of SECTION 1, WEST MEADE HIGHLANDS of record in Plat Book 3700, Page (s) 69 and 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Hampson and Lauren Hampson, husband and wife, by Warranty Deed from Andrew C. Adgate and Jade Adgate, husband and wife, of record in Instrument No. 20200720-0079437, in the Register's Office of Davidson County, Tennessee, dated July 17, 2020, and recorded on July 20, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, WEST MEADE HIGHLANDS, as recorded in Plat Book 3700, Page(s) 69 and 70.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3502, Page 153.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3930, Page 192.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4025, Page 420.

This is improved property located at 825 Highland Park Ct. Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~12th~~ 11th day of February, 2025.

John Hampson

Lauren Hampson

STATE OF Washington)
COUNTY OF King)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Hampson and Lauren Hampson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness ~~my hand~~, at office, this ~~12th~~ 11th day of February, 2025.

Notary Public
My Commission Expires: 08/05/26

Notary Public
State of Washington
JEANNINE MARIE SHAW
LICENSE # 22029980
MY COMMISSION EXPIRES
AUGUST 5, 2026

Certificate of Authenticity

I, Joshua A. Terry, 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 2/13/2025.

Affiant Signature – Joshua A. Terry

2/13/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/13/2025.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON