Karen Johnson Davidson County
Batch# 1248385 DEEDWARR
03/20/2025 09:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,842.60
20250320-0020223

This Instrument Was Prepared By and Return to:
Brentwood Title & Escrow, LLC
725 Cool Springs Blvd., Ste.100
Franklin, TN 37067
File No.: BW25017

Send Tax Bills To:
New Owner

New Owner is:
Pamela D. Hamilton
114 Pitts Avenue
Old Hickory, TN 37138

MAP/PARCEL(S): 053-12-0-056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Benjamin Dang and Leena Dang,** hereinafter referred to as Grantor, has/have bargained and sold, and by these presents do transfer and convey unto the said **Pamela D. Hamilton, a single woman,** hereinafter referred to as Grantee, it's heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: 114 Pitts Avenue, Old Hickory, TN 37138

LAND in Davidson County, Tennessee, described as follows, to-wit:

Tract No. 1:

Land in Davidson County, Tennessee, being part of Tract No. 2 of the unrecorded plan of Life and Casualty Insurance Company's property near Old Hickory, not of record, and being part of Tract No. 4 shown on a copy of a survey of the property of J.G. Reynolds, by Harvey Gee, Surveyor, dated February 12, 1947, and described according to said survey as follows:

Beginning at a point in the center of Old Hopewell Road, 15 feet north of the corner of Tracts 4 and 5 on said Harvey Gee Survey, being the northeast corner of the property conveyed to Dillard R. Jones and wife, by deed of record in Book 1472, Page 129, Register's Office of said County; thence southwesterly, with Jones' line 146 feet, more or less, to a point, and south 42 degrees, 13' east 4 feet to a point in Jones' north line; thence northerly, 56 feet, more or less, to a point; thence easterly 150 feet, more or less, to the margin of Old Hopewell Road, thence with the margin of same 53 feet to the beginning.

Tract No. 2:

Land in Davidson County, Tennessee being part of Tract No. 2 on the unrecorded Plan of Life and Casualty Insurance Company's Property near Old Hickory, and being part of Tract No. 4 shown on a copy of a survey of the property J.G. Reynolds, by Harvey Gee, Surveyor, dated February 12, 1947, and described according to said survey as follows:

Beginning at a point in the northerly line of the property conveyed to J.G. Reynolds by deed of record in Book 1304, Page 179, Register's Office for said County, which said point is 229 feet westerly from the

centerline of Old Hopewell Road, said point being the northwest corner of the property conveyed to J.N. Foutch, Jr., et al by deed of record in Book 1855, Page 493, said Register's Office; thence along the north line of said Reynold's property south 63 degrees 13' west 305.6 feet to the corner of Tracts 3 and 4 on said survey; thence with the dividing line between said two tracts, south 42 degrees 06' east 284.5 feet to the corner of Tract 5 on said plan; thence along the dividing line between Tracts 4 and 5, north 42 degrees 13' east 274.5 feet to the southwest corner of the property conveyed to Earl Bennett and wife, by deed of record in Book 1787, Page 57, Register's Office for said County; thence along Bennetts' westerly line in a northerly direction 56 feet to the southerly line of the property conveyed to J.N. Foutch, Jr., et al; thence along Foutch's southerly line south 77 degrees 5' west 36.7 feet to the southwest corner; thence north 30 degrees 39' west 107.1 feet to the point of beginning.

BEING the same property conveyed to Benjamin Dang and Leena Dang by Warranty Deed from Property Fund 629, LLC, a Tennessee limited liability company, dated 8/29/2024 and recorded 8/30/2024 in Instrument No. 20240830-0066848, Register's Office for Davidson County, Tennessee.

BEING the same property previously conveyed to Property Fund 629, LLC by Substitute Trustee's Deed from Padgett Law Group, as Substitute Trustee, dated 9/7/2023 and recorded 9/29/2023 in Instrument No. 20230929-0076728, Register's Office for Davidson County, Tennessee. The said Padgett Law Group having been appointed as Substitute Trustee by instrument dated 4/28/2023 and recorded 5/31/2023 in Instrument No. 20230531-0040892, said Register's Office. Being the same property previously conveyed to Billy E. Peacher and wife, Regenia M. Peacher by Warranty Deed from Harold Dean Williams and Sheila Louise Williams and Myra Williams, dated 8/22/1994 and recorded 8/24/1994 in Book 9444, Page 245, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 14th day of March, 2025.

GRANTOR:

Benjamin Dang

Leena Dang

Leena Dang

ACKNOWLEDGMENT

STATE OF TENNESSEE ,
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin Dang and Leena Dang, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the within named bargainor(s), and who acknowledged that he/she/they executed the within instrument for the purposes therin contained.

Witness my hand and seal on this the 14th day of march, 2025

M Lynn Bodden
NOTARY PUBLIC
My Commission Expires: 9-29-2025

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF montgomery

The actual consideration or value, whichever is greater, for this transfer is $498,000.00.

Affiant

SWORN TO and subscribed before me this 18 day of March, 2025.

Tina Shinn
Notary Public
My Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

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 3/14/25.

Affiant Signature – Joshua A. Terry

3/18/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/18/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27