WARRANTY DEED

Karen Johnson Davidson County
Batch# 1248932 DEEDWARR
03/21/2025 10:00:30 AM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20250321-0021092

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$380,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 14TH DAY OF MARCH, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-28-2028

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 260225

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Cameron Melton 2616 Flamingo Drive Nashville, TN 37207	New owner	071 04 0 109.00

For and in consideration of the sum of Three Hundred Eighty Thousand And 0/100 ($380,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

KOHL ALMIRE AND LISA JOYCE MAXWELL

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

CAMERON MELTON, AN UNMARRIED WOMAN

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, being the Northwesterly one-half of Lot No. 381 on the Plat of Joywood Heights, Section 2-A, as of record in Book 1424, page 20, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Dellway Drive at the corner of Lots No. 380 and 381; thence with the line between said lots Southwardly 166 feet to the corner of the property conveyed to James Howard McMurty and wife, by deed from James C. Prickett and wife, recorded in Book 1191, page 462, in said Register's Office; thence with McMurty's Northwesterly line, Northeasterly 159.1 feet to the Southwesterly margin of Flamingo Drive; thence with said Drive Northwestwardly 117.3 feet to the corner of Lots No.. 380 and 381, the point of beginning.

Being the same property conveyed to Hannahkohl Almire, a single woman, and Lisa Joyce Maxwell, a married woman, by Warranty Deed from Eryn McHugh, a single woman, and Kevin S. Noland, a married man, dated 06/08/2021 and recorded on 06/11/2021 in Instrument 20210611-0079157, Register's Office of Davidson County, Tennessee.

Hannahkohl Almire, is now known as, Kohl Almire. Hannahkohl Almire executed this instrument on behalf of Lisa Joyce Maxwell pursuant to a Power of Attorney of record in Instrument __202503210021091__, Register's Office for Davidson County, TN.

This has never been the residence of Grantor Lisa Joyce Maxwell.

Property Address: 2616 Flamingo Drive Nashville, TN 37207

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 2616 Flamingo Drive, Nashville, TN 37207.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR HANNAHKOHL ALMIRE, A SINGLE MAN AND LISA JOYCE MAXWELL, A MARRIED WOMAN to CAMERON MELTON, AN UNMARRIED WOMAN FOR THE TRANSFER OF PROPERTY LOCATED AT 2616 FLAMINGO DRIVE, NASHVILLE, TN 37207.]

Witness our/my hand on the 14 day of March, 2025.

Hannahkohl Almire

LJM by HKA, her attorney in fact

Lisa Joyce Maxwell, by Hannahkohl Almire, her attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Hannahkohl Almir, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of March 2025.

Nichole Dowling

Notary Public

My Commission expires: 11.26.2028

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hannahkohl Almire, 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, and who further acknowledged that she/he is the Attorney In Fact for Lisa Joyce Maxwell, as his/her/their Attorney In Fact, and who acknowledged the execution of the same to be the free act and deed of Hannahkohl Almire under said Power of Attorney.

Witness my hand and official seal this 14 day of March, 2025.

Nichole Dowling

Notary Publi c

My Commission Expires: 11. 26. 2028

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

CERTIFICATE OF AUTHENTICITY

I, Dakotah Harvey do hereby make oath that I am a licensed attorney and/or 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 March 14, 25.

Dakotah Harvey
Affiant
Date: 3-18-25

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 18 day of March, 2025

Kayla Adams
Notary Public

My Commission Expires: _____

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-28-2028