WARRANTY DEED

Karen Johnson
Batch # 1288108
06/20/2025 11 47 29 AM
Fees $13 00 Taxes $1,998 00

Davidson County
DEEDWARR
2 pgs

20250620-0048486

File #25-TC-4219-O

(SEAL)

TARA STONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June 2025

Notary Public
MY COMMISSION EXPIRES 02-24-2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

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)
Gabrielle Hood and Shelley Vernon	**New Owner**	
(NAME)	(NAME)	**058 14 0 023.00**
4219 West Hamilton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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,

NATASHA L CORCORAN, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

GABRIELLE HOOD, AN UNMARRIED WOMAN, AND SHELLEY VERNON, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

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. 160 on the Plan of ENCHANTED HILLS, SECTION V, as of record in Plat Book 3700, Page 132, in the Register's Office for said County

Said Lot No 160 fronts 125 0 feet on the Westerly margin of West Hamilton Road and runs back between lines, the Northerly line being 356 4 feet and the Southerly line being 349 9 feet to a line in the rear, a broken line, measuring 126 2 feet thereon

Being the same property conveyed to Natasha L Corcoran, unmarried woman, by Warranty Deed from Eloise Jackson Thompson and husband, Mitchell Thompson, of record in Instrument No 20170130-0009454, in the Register's Office of Davidson County, Tennessee, dated January 25, 2017 and recorded on January 30, 2017

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Plat of ENCHANTED HILLS, SECTION V, as recorded in Plat Book 3700, Page(s) 132
* Declaration of Covenants, Conditions and Restrictions recorded in Book 7897, Page 404 as re-recorded in Book 7912, Page 839 and as amended in Book 8074, Page 353 and Book 8312, Page 989
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4147, Page 49
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as **4219 West Hamilton Road, Nashville, TN 37218**

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 17th day of June, 2025

Natasha L Corcoran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2025, before me personally appeared Natasha L Corcoran, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 17th day of June, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028