Karen Johnson Davidson County
Batch# 1346217 DEEDWARR
11/14/2025 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20251114-0090695

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 2.18.29
(AFFIX SEAL)

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH25-10367

Address of New Owner:	Send Tax Bills to:	Tax Information:
Bryan Hamilton and Amy Hamilton 1076 Blairfield Drive Antioch, TN 37013	New Owner	174-11-0A-019.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ceasara Holman, an unmarried female**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bryan Hamilton and Amy Hamilton, husband and wife** , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Described property located in Davidson County, Tennessee, to wit:

Lot 19, Subdivision Plat of Cane Ridge Farms, Phase One of record in Instrument Number 20000825-0083988, Register's Office, Davidson County, Tennessee, to which plat reference is hereby given for a more particular description of said property.

Being the same property conveyed to Ceasara Holman by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of united States of America of record in Instrument No. 20090424-0037248 Register's Office for Davidson County, Tennessee, dated April 02, 2009 and recorded on April 24, 2009.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1076 Blairfield Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 13th day of November, 2025

Ceasara Holman

STATE OF TENNESSEE

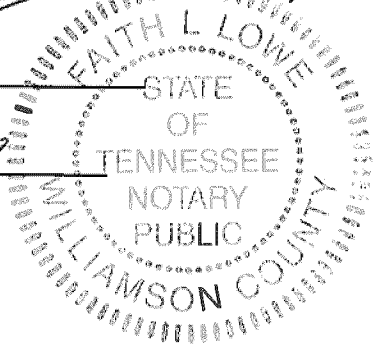
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ceasara Holman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 13th day of November, 2025.

Notary Public

My Commission Expires: 05.14.29



Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 11.13.25 (date of document).

Michelle W Kendig
Affiant Signature

11.13.25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13TH day of November, 2025.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

