Box 14

File 33364-8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 429346 **DEEDWARR**
07/01/2020 11:24:21 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00

20200701-0071275

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$320,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2020.

Notary Public

My commission expires: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Boyd Simmons **Ethel B. Simmons**	**New Owner**	**Map 103-16-0-B Parcel 071.00co**
4215 Harding Pike #612		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Norman Hamburger and Howard Hamburger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Boyd Simmons and Ethel B. Simmons, husband and wife

HEREINAFTER CALLED THE GRANTEES. THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 612 as shown on the Unit schedule set forth on the Plat of Windsor Tower, a condominium, of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee, together with an undivided .707% interest in the common elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, Page 338 and amended in Book 8666, Page 789 and Instrument No. 20131217-0127081, said Register's Office.

Being all of the same property conveyed to Hanna Hamburger by Deed dated April 7, 1993, from Barbara Feldman and Arlene Lyons, devisees under the Will of Lillian Gilbert of record in Book 8917 Page 698, Register's Office for Davidson County, Tennessee. The said Hanna Hamburger having since died testate on January 2, 2020. The said property was devised to Norman Hamburger and Howard Hamburger pursuant to the Last Will and Testament of Hanna Hamburger of record in Docket No. 20P-231, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 71, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3956, Page 943, Register's Office for Davidson County, Tennessee. (3) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 4215 Harding Road Homeowners' Association, of record in Book 5313, Page 338, and as amended in Book 8666, Page 789, and Instrument 20131217-0127081 and By-Laws of 4215 Harding Road Homeowners' Association appended thereto in Book 5313, Page 358, said Register's Office. (4) Easement and Right of Entry Agreement to VSC Cable Inc. dba Viacom Cable, of record in Book 9486, Page 948, said Register's Office. (5) Grant of Easement by and between Comcast of Nashville I, LLC and 4215 Harding Road Homeowners' Association, of record in Instrument No. 20110301-0016521 and Instrument No. 20161212-0130101, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X_) Unimproved (____) property, known as **4215 Harding Pike #612, Nashville, TN 37205**

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 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 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/our hand(s) this **30th** day of **June, 2020.**

[redacted]

Norman Hamburger, Devisee under the Last Will and Testament of Hanna Hamburger

[redacted]

Norman Hamburger, Co-Executor of the Estate of Hanna Hamburger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Norman Hamburger,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2020.**

Colleen Walters
Notary Public

My Commission Expires: 5/9/23

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Norman Hamburger, Co-Executor of the Estate of Hanna Hamburger,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2020.**

Colleen Walters
Notary Public

My Commission Expires: 5/9/23

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

[redacted] Howard Hamburger

Howard Hamburger, Devisee under the Last Will and Testament of Hanna Hamburger

[redacted] Howard Hamburger

Howard Hamburger, Co-Executor of the Estate of Hanna Hamburger

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

Personally appeared before me, a Notary Public of said County and State, **Howard Hamburger,** the within named seller, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Oakland, CA, this ~~30th~~ 25 day of **June, 2020.**
city, state LFR

Notary Public

L. REID
Notary Public - California
Alameda County
Commission # 2188994
My Comm. Expires Mar 30, 2021

My Commission Expires: 3.30.2021

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

Personally appeared before me, a Notary Public of said County and State, **Howard Hamburger, Co-Executor of the Estate of Hanna Hamburger,** the within named seller, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Oakland, CA, this ~~30th~~ 25 day of **June, 2020.**
city, state LFR

Notary Public

L. REID
Notary Public - California
Alameda County
Commission # 2188994
My Comm. Expires Mar 30, 2021

My Commission Expires: 3.30.2021

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of ALAMEDA)

On June 25, 2020 before me, L. REID, notary public,
Date *Here Insert Name and Title of the Officer*

personally appeared Howard Hamburger
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

L. REID
Notary Public - California
Alameda County
Commission # 2188994
My Comm. Expires Mar 30, 2021

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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