Karen Johnson Davidson County
Batch# 723599 DEEDWARR
09/24/2021 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $8,006.80
20210924-0128596

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,164,000.00.

Affiant

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 20th day of September, 2021.

Notary Public
My Commission Expires: 6/13/2022

2021-293

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jonathan Robert Lund & Blair Steakley Lund	New Owner	
4014 General Bate Drive		132-01-0-110.00
Nashville, TN, 37204		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Charles Lee Hamar, Co-Trustree and G. Brent Hamar, Co-Trustee of the Darrell Lee Hamar Revocable Living Trust, dated April 5, 2017,

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

Jonathan Robert Lund and Blair Steakley Lund, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Rolling Meadows of record in Plat Book 1424, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Darrell L. Hamar and wife, Betty M. Hamar by Warranty deed from Charles Lee Hamar and wife, Amy Cato Hamar of record in Book 8166, page 952, Register's Office for Davidson County, Tennessee, dated July 30, 1990 and recorded on August 03, 1990. (Value or consideration shown in aforementioned deed $115,000.00.).

Being the same property conveyed to Darrell Lee Hamar, Trustee of the Darrell Lee Hamar Revocable Living Trust by Warranty deed from Darrell L Hamar of record in Instrument No. 20170524-0051724 Register's Office for Davidson County, Tennessee, dated May 10, 2017 and recorded on May 24, 2017.

Darrell Lee Hamar having since died on August 29,2019 leaving Charles Lee Hamar and G. Brent Hamar as successor Co-Trustees of the Darrell Lee Hamar Revocable Living Trust, dated April 5, 2017.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4014 General Bate Drive, Nashville, TN 37204.**

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 and assigns, forever; and we do covenant with 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 our hands this 20th day of September, 2021.

Darrell Lee Hamar Revocable Living Trust dated April 5, 2017

Charles Lee Hamar Co-Trustee

Charles Lee Hamar, Co-Trustee

G. Brent Hamar, Co-Trustee

G. Brent Hamar, Co-Trsutee

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 Charles Lee Hamar, Co-Trustee of the Darrell Lee Hamar Revocable Living Trust dated April 5, 2017, 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of September, 2021.



Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

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 G. Brent Hamar, Co-Trustee of the Darrell Lee Hamar Revocable Living Trust dated April 5, 2017, 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of September, 2021.



Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 September 20, 2021.

D. Shayne Adair

September 21, 2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st **day of** September, **2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY