Karen Johnson Davidson County
Batch# 830608 DEEDWARR
03/29/2022 01:01:29 PM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20220329-0036262

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $560,000.00 Affiant Subscribed and sworn to before me, this the 21st day of March, 2022. Notary Public My commission expires: 07/09/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lise Lucas and Sam Wool	new owners	103-02-0W-008.00-CO
122H Oceola Avenue	15220 Bancroft Avenue	
Nashville, TN 37209	Monte Sereno, CA 95030	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SCOTT M. HAMMRICH, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LISE LUCAS AND SAM WOOL, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 122H, Homes at Osceola Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at Osceola Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170623-0063686, and amended in Instrument No. 20171116-0117901, Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Mad-Shu Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Ribbon Cutters, Inc. of record in Instrument No. 20160906-0093564 Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 06, 2016.

Being the same property conveyed to Scott M. Hammrich, married by Quitclaim deed from Mad-Shu Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20191001-0100067 Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 01, 2019.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

YC122H

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 122H Oceola Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of March, 2022.

Scott M. Hammrich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Scott M. Hammrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of March, 2022.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025