Karen Johnson Davidson County
Batch# 846323 DEEDWARR
04/27/2022 11:43:30 AM 6 pgs
Fees: $33.00 Taxes: $1,054.50
20220427-0048602

This instrument prepared by:
Jennifer Noe, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Hunter Hammond & McKenzie Hammond

TO: Alisa Hampton
1907 Nashboro Blvd.
Nashville, TN 37217

MAP & PARCEL:
135-12-0C-016.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Hunter Hammond and McKenzie Hammond, Grantors herein; have bargained and sold and by these presents do convey unto Alisa Hampton, unmarried woman, Grantee herein, her heirs, successors and assigns, the following described property:

Certain real property located in Davidson County, Tennessee, being more particularly described as follows, to wit:

Being Unit No. 16, on the plan of a Horizontal Property Regime Plat, Nashboro Village-Tract 13, of record as Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee, reference to said plan being hereby made for a more complete description thereof.

BEING the same property conveyed to property conveyed to Douglas Hammond, a single man, from Gallardia Properties, LLC, a Tennessee limited liability company, by Special Warranty Deed dated 9/28/2012 and recorded 10/2/2012 of record as Instrument No. 20121002- 0089792, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to property conveyed to Douglas Hammond, a single man, from Gallardia Properties, LLC, a Tennessee limited liability company, by Special Warranty Deed dated 9/28/2012 and recorded 10/2/2012 of record as Instrument No. 20121002- 0089792, Register's Office of Davidson County, Tennessee.

Douglas Hammond died March 28, 2021, unmarried, survived by his children, Hunter Hammond and McKenzie Hammond as evidenced by Docket No. 21P822, Circuit Court of Davidson County, Tennessee.

Douglas Hammond and Douglas Frederick Hammond were one and the same person.

This conveyance is subject to the lien of 2022 Davidson County property taxes which have been prorated and payment of which is assumed by grantee herein. This conveyance is also subject to:

all setbacks, easements, restrictions and other matters as shown on the plat of record for Nashboro Village – Tract 13 of record as Instrument No. 20021230-0161681, said Register's Office;

All setbacks, easements, restrictions and other matters as shown on the plat of record for Nashboro Village – Open Space and Recreational Areas of record in Book 4860 pages 72-76, said Register's Office; All setbacks, easements, restrictions and other matters as shown on the plat of record for Nashboro Boulevard of record in Book 4460 pages 149-151, said Register's Office; Easement granted to BellSouth Telecommunications, Inc. of record as Instrument No. 20041025-0128047, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6209 page 538, said Register's Office; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, for Parkside Villas Homeowners Association, Inc., of record as Instrument No. 20021211-0152726, as amended to be Lakeside Villas Homeowners Association, Inc. by amendment of record as Instrument No. 20031008-0149209, said Register's Office; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, for Nashboro Village, of record in Book 4827 page 14, said Register's Office; Bylaws for Parkside Villas Homeowners Association, Inc. of record as Instrument No. 20021211-0152727, as amended to be Lakeside Villas Homeowners Association, Inc. by amendment of record as Instrument No. 20031008-0149209, said Register's Office; Charter for Nashboro Village Homeowners Association of record in Book 4828 page 834, said Register's Office; Quitclaim Deed from Vastland Nashboro Development, LLC, a Tennessee limited liability Company, to Lakeside Villas Homeowners Association, Inc., a Tennessee not for profit corporation, conveying the open spaces for Nashboro Village – Tract 13, of record as Instrument No. 20031008-0149210, said Register's Office; Stormwater Detention Agreement executed between Vastland Nashboro Development, LLC, and Metropolitan Government of Nashville and Davidson County, of record as Instrument No. 20021205-0150029, said Register's Office; License to Use Fitness Center and Swimming Pools executed between WDN Properties, Ltd., a Texas limited partnership, and Vastland Nashboro Development, LLC, a Tennessee limited liability company, of record as Instrument No. 20020507-0056329, said Register's Office; 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 and Charter tor the administration thereof; and is 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 and options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws of record; and all other matters of record.

This is improved property known as 1967 Nashboro Blvd, Nashville, TN 37218, and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her heirs, successors and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, her heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 16 day of April, 2022.

Hunter Hammond

McKenzie Hammond

STATE OF FLORIDA
COUNTY OF Hillsborough.

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Hunter Hammond**, the within named bargainor, 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, at office, this the 16th day of April, 2022.

NOTARY PUBLIC

My commission expires: Oct 4, 2024.

*See attached

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **McKenzie Hammond**, Individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the ____ day of _____, 2022.

NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

SWORN to and subscribed before me,

this the 11 day of April, 2022.

NOTARY PUBLIC

My commission expires: 11/8/22

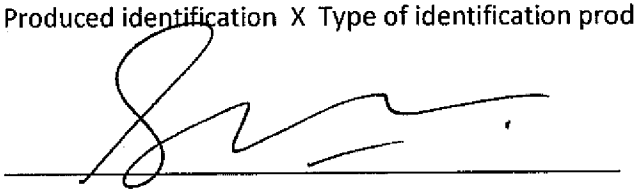
REGINA V SULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

State of Florida Acknowledgement Notary Certificate

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

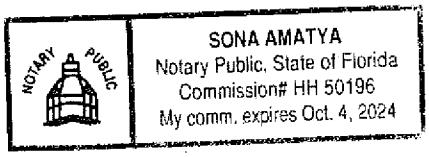
On April 16, 2022, before me, Sona Amatya, a notary public, personally appeared by physical presence, Hunter Hammond who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the attached Closing Statement for 1967 Nashboro Boulevard Nashville, TN 37217 [name of document] instrument and acknowledged to me that 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 entity upon behalf of which the person(s) acted executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State listed above that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Personally known OR
Produced identification X Type of identification produced: FL DL



(Signature of notary public)

My commission expires: Oct 4,2024



Official Seal

IN WITNESS WHEREOF, we have hereunto set our hands, this the 14 day of April, 2022.

Hunter Hammond

McKenzie Hammond

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Hunter Hammond**, the within named bargainor, 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, at office, this the ____ day of _____, 2022.

NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **McKenzie Hammond**, Individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 18th day of April, 2022.

NOTARY PUBLIC

My commission expires: 9-8-2024

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

SWORN to and subscribed before me,

this the 19 day of April, 2022.

NOTARY PUBLIC

My commission expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 4/18/22 (date of document).

Affiant Signature

4/20/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026