WARRANTY DEED

Karen Johnson Davidson County
Batch# 857012 DEEDWARR
05/17/2022 10:58:51 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20220517-0056625

W-HDM-22-1900-R6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Exp. 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Hammer and Sarah Hammer	**NEW OWNER**	
(NAME)	(NAME)	**117-15-0A-166.00-CO**
34 Strawberry Canyon Pl		
(ADDRESS)	(ADDRESS)	
The Woodlands, TX 77382		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HINDA D. MITCHELL, TRUSTEE OF THE HINDA D. MITCHELL REVOCABLE TRUST DATED JUNE 18, 2013, AMENDED SEPTEMBER 07, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL HAMMER AND SARAH HAMMER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. R-6, on the Plan of Green Hills Terrace Condominium Apartments, of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant in the common elements of The Green Hills Terrace, a horizontal property regime established by Master Deed of record in Book 5304, Page 702, amended in Book 7841, Page 557 and Book 9830, Page 181, said Register's Office.

Being the same property conveyed to Hinda D. Mitchell, Trustee of The Hinda D. Mitchell Revocable Trust Dated June 18, 2013, Amended September 07, 2016 by Warranty Deed from Emily Anne Primrose, Unmarried of record in Instrument No. 20200504-0046439 Register's Office for Davidson County, Tennessee, dated May 01, 2020 and recorded on May 04, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Green Hills Terraceof record in Book 5304, Page 702, Book 7841, Page 557; and Book 9830, Page 181, Register's Office for Davidson County, Tennessee.
- Subject to Agreement for Dedication of Easement of record in Book 3879, Page 569, in the Register's Office for Davidson County, Tennessee.
- Subject to Dedication of Easement as set out in of record in Book 4320, Page 896, in the Register's Office for Davidson County, Tennessee.
- Subject to Maintenance Agreement of record in Book 7658, Page 278, in the Register's Office for Davidson County, Tennessee.
- Subject to easement in Instrument No. 20150814-0081514, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1900 Richard Jones Road Unit R6, Nashville, Tennessee 37215**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13 DAY OF MAY, 2022.

The Hinda D. Mitchell Revocable Trust Dated June 18, 2013, Amended September 07, 2016

BY: _____
Hinda D. Mitchell
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HINDA D. MITCHELL, TRUSTEE of THE HINDA D. MITCHELL REVOCABLE TRUST DATED JUNE 18, 2013, AMENDED SEPTEMBER 07, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13th of May, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212