Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(2)

# WARRANTY DEED

WESLEY BLOW NOTARY PUBLIC TENNESSEE Comm Exp. 02-22-26 WILLIAMSON OF

Karen Johnson Davidson County
Batch# 863036 DEEDWARR
05/26/2022 10:49:47 AM 2 pgs
Fees: $13.00 Taxes: $5,920.00

20220526-0061271

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00

Taylor Hubbard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF May, 2022.

Wesley Blow
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Emily D. Hammond and<br>M. Paul Hammond, Jr. | New Owner | |
| (NAME)<br>1301 Graybar Lane | (NAME) | 117-12-0-169.00 |
| (ADDRESS)<br>Nashville, TN 37215 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I, **LEIGHTON ALEXANDER BELL, EXECUTOR OF THE ESTATE OF VEREEN M. BELL**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY D. HAMMOND AND M. PAUL HAMMOND, JR., WIFE AND HUSBAND,** 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 Lot No. 44 of Block M on the Plan of Maplehurst of record in Plat Book843, pages 22 and 23, 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 Vereen M. Bell and wife Jane Bell by Warranty deed from Samuel R. Hope and wife, Nancy Wallace Hope of record in Book 4479, page 241, Register's Office for Davidson County, Tennessee. Jane Bell died on October 28, 2012, vesting title solely in Vereen M. Bell as the surviving tenant by the entirety. Vereen M. Bell died on August 24, 2021 leaving a Last Will and Testament probated in Case No. 21P-1873 in the Seventh Circuit Probate Court for Davidson County, Tennessee. Leighton Alexander Bell is named as the Executor with the full power to convey real estate pursuant to the terms of the Last Will and Testament of the decedent named herein.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1301 Graybar Lane, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 16 day of May, 2022

VEREEN M. BELL ESTATE

BY: _____, Executor

LEIGHTON ALEXANDER BELL, EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, LEIGHTON ALEXANDER BELL with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the executor of the VEREEN M. BELL ESTATE and is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 16 day of May, 2022.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

_____
Notary Public