Karen Johnson Davidson County
Batch# 865494 DEEDWARR
06/01/2022 09:55:05 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20220601-0063027

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2022.

ROBIN ZALESKI STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

MY COMMISSION EXPIRES: 09/21/2024

(AFFIX SEAL)

04-NSH22-04208

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Caitlin Hammer and Maxwell Hammer 512 Park Court Nashville, TN 37211	New Owner	162-01-0E-025.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tory Dahlenburg and Nicole Dahlenburg, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Maxwell Hammer and Caitlin McKeown Hammer**, **husband and wife** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A Certain Planned unit Development in Davidson County, Tennessee, being Lot No. 25 on the Plan of Park Court of record in Book 6900, Page 967, 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 Cynthia A. Thompson and Erica N. Thompson, both unmarried, as joint tenants with Rights of Survivorship by Warranty Deed from E. Michelle A. Willis and husband, Lanny J. Willis of record in Instrument No. 20030723-0102790 Register's Office for Davidson County, Tennessee, dated July 18, 2003 and recorded on July 23, 2003. (Value of consideration shown in aforementioned deed $100,000.00.)

Said Erica N. Thompson also known as Erica Nicole Hudson deceased on February 13, 2021, vesting Cynthia A. Thompson as surviving tenant.

Being the same property conveyed to Tory Dahlenburg and Nicole Dahlenburg, husband and wife by Warranty Deed from Cynthia Ann Thompson, unmarried woman of record in Instrument No. 20220208-0014341 Register's Office for Davidson County, Tennessee, dated January 27, 2022 and recorded on February 08, 2022. (Value of consideration shown in aforementioned deed $219,500.00.)

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

This property is improved property known as: 512 Park Court, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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~~ 27th day of May, 2022

Tory Dahlenburg

Nicole Dahlenburg

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 27 day of May, 2022, before me personally appeared Tory Dahlenburg and Nicole Dahlenburg, to me known to be the person (or persons) described in and who ~~executed the foregoing instrument~~, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 9/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY