Karen Johnson Davidson County
Batch# 911735 DEEDWARR
09/01/2022 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220901-0098818

5944

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Nelson

The actual consideration or value, whichever is greater for this transfer is: $350,000

Nicole Brooks
Affiant Signature

Subscribed and sworn to before me on this the 31 Day of August, 2022

Notary Public

My Commission expires _____/_____/_____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 1, 2025

NAME AND ADDRESS OF PROPERTY OWNER:
Nicole Latricia Brooks
618 Netherlands Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Nicole Latricia Brooks
618 Netherlands Drive
Hermitage, TN 37076

MAP AND PARCEL NUMBER: Tax ID #: 07511008400

WARRANTY DEED

22NT01141

Effective the 31 Day of August, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

The Hamm Trust, dated 04/08/2004, as residuary devisee under the last will and testament of Lester D. Hamm, Deceased.

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nicole Latricia Brooks, a married woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 385 on the Plat of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Lester D. Hamm and wife, Sylvia P. Hamm by Deed from Kenneth J. Smith and wife, Alice L. Smith dated 05/30/1980 recorded 05/30/1980 in Book 5608, Page 749, as Document Number NA, Register's Office for Davidson County, Tennessee. Sylvia P. Hamm died 5/22/2000, leaving Lester D. Hamm as surviving tenant by the entirety.

Being the same property conveyed to the Hamm Trust, dated 04/08/2004 as residuary devisee under the Last Will and Testament of Lester D. Hamm , probated in the Davidson County Probate Court, Case no. 22P1301.

This is an improved property commonly known as: 618 Netherlands Dr, Hermitage, TN 37076-2315

Subject to Restrictions of Record in Book 4793, Page 157 and Book 4849, Page 767, in Register's Office for Davidson County, TN

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 31 day of August 2022

Phyllis Grubbs, Successor Trustee, The Hamm Trust

Phyllis Grubbs, Successor Trustee, The Hamm Trust

State of TN
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Phyllis Grubbs with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Successor Trustee, The Hamm Trust and that as such Successor Trustee executed the foregoing instrument for the purpose therein contained.

Notary Public

My commission expires: 9/2/24

PATRICIA J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 31 day of August, 2022.

Ernest D. Bennett, III 8/31/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 31 day of August, 2022.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023