Karen Johnson Davidson County
Batch# 946312 DEEDWARR
11/30/2022 03:47:30 PM 4 pgs
Fees: $23.00 Taxes: $13,702.95
20221130-0125591

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37419-11-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $3,703,500.00. Affiant Subscribed and sworn to before me this 28th day of November, 2022. Notary Public My Commission Expires:

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard Hammett Amy Hammett 1103 Glenwood Avenue Nashville, TN 37204	Wells Fargo Bank, N.A. 101 North Phillips Avenue Sioux Falls, SC 57104	Map and Parcel No.: 13104028400

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 of which is hereby acknowledged, Daniel Killian, Trustee of the John Nicole Trust under agreement dated October 5, 2020 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Richard Hammett and Amy Hammett, husband and wife (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at **1103** Glenwood Avenue, Nashville, Davidson County Tennessee 37204. Note: The subject property was previously designated as **1105** Glenwood Avenue.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of November, 2022.

GRANTOR:

Daniel Killian, Trustee of the John Nicole Trust
under agreement dated October 5, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Killian, Trustee of the John Nicole Trust under agreement dated October 5, 2020, 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 28th day of November, 2022.

Notary Public
My Commission Expires:

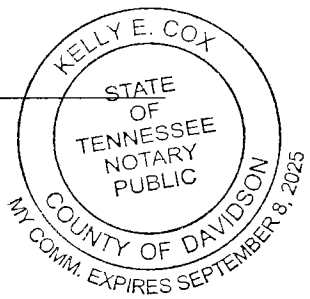


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 59, on the Combination Plat for Bryan and Amy Shaffer as of record in Instrument No. 20150929-0098885, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Daniel Killian, Trustee of the John Nicole Trust under agreement dated October 5, 2020, with full power to sell, mortgage, encumber, lease, convey, or otherwise alienate without the joinder of any beneficiary, by deed dated October 6, 2020 from Vance Bryan Shaffer and Amelia Y. Shaffer, husband and wife, of record in Instrument No. 20201008-0117133, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2023 and subsequent years, a lien, not yet due and payable, which are assumed by Grantees.
2. All matters appearing on the Plan of record as Instrument No. 20150929-0098885, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby do hereby make oath that I am a licensed attorney and/or 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 11-28-2022.

Brenda Shelby
Affiant
Date: 11-30-2022

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 30 day of November, 20 22

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024