Karen Johnson Davidson County
Batch# 976153 DEEDWARR
03/02/2023 01:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20230302-0015077

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00

Affiant

Subscribed and sworn to before me this 1st day of March, 2023.

Notary Public
My commission expires: 3/11/25

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL

Address of New Owner:	Send Tax Bills to:	Tax Information
The Hammond Trust 805 Brentview Drive Nashville, TN 37220	SAME	160-14-0-014

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Blackman Properties of Franklin, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Michael P. Hammond and wife, Carol A. Hammond, Trustees U/A/D October 3, 1996, of the Hammond Joint Revocable Living Trust Agreement, and any Successors in Trust, and any amendments thereto,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 14 on the plan of Brenthurst of record in Book 5200, Page 492, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 63.00 feet on the easterly margin of Kristin Lane and extends back 100.72 feet on the northerly line and 102.62 feet on the southerly line to a broken line in the 'rear, measuring 63.05 feet thereon.

Being the same property conveyed to Blackman Properties of Franklin, LLC by deed from William Steven Blackman, Susan Blackman Montgomery, and Charlene Blackman Shell of record in Instrument No. 20180806-0076850 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. Easement for Public Right of Way of record in Instrument NO. 201004260031493

3. All matters appearing on the plan of Brenthurst of record in Plat Book 5200 Page 492 Register's Office for Davidson County, Tennessee.

This property is improved property known as 5608 Kristin Lane, Brentwood, TN 37027

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 1st day of March, 2023.

Blackman Properties of Franklin, LLC, a Tennessee Limited Liability Company

By: Charlene Renee Shell
Charlene Renee Shell, Member

By: Susan B. Montgomery
Susan Montgomery, Member

By: Wm L. Blackman
William Blackman, Member

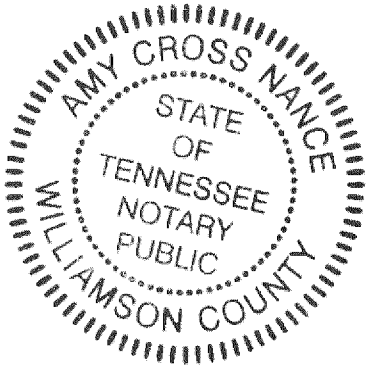
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Amy Cross Nance of the state and county mentioned, personally appeared Charlene Renee Shell, Susan Montgomery, and William Blackman, Members of Blackman Properties of Franklin, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member, Member, and Member of Blackman Properties of Franklin, LLC, the within named bargainor, a Limited Liability Company, and that such Charlene Renee Shell, Susan Montgomery, and William Blackman, Members of Blackman Properties of Franklin, LLC as such Member, Member, and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member, Member, and Member.

Witness my hand and seal, at office in Franklin, TN, this 1st day of March, 2023.

Notary Signature

My commission expires: 2/7/27



I, Amy Cross Nance, 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 1ST day of March, 2023

Dated 3/1/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 1st day of March, 2023

My commission expires: 2/11/25

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL