THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-13832-BW

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF March 2023

Notary Public

MY COMMISSION EXPIRES: 3/7/26

(AFFIX SEAL)

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 977653 DEEDWARR
03/07/2023 10:28:09 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20230307-0016216

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael P. Hammond and Carol A. Hammond, Trustees of The Hammond Trust Dated October 3, 1996	NEW OWNER	
805 Brentview Drive		171-03-0B-306.00-CO
Nashville, TN 37220		
(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, WE, **Kathryn Stephenson Pope, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **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 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. Unit 68, Phase Two, Section Seven, on the Plan of Townhomes of Fredericksburg, as of record in Plat Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Blackburn A/K/A Mary H. Blackburn, an unmarried woman, by Warranty Deed from Eric J. Gullett, unmarried, and Larry C. Gullett and and wife, Kathy Gullett of record in Instrument No. 20080821-0085903, Register's Office for Davidson County, Tennessee, dated August 14, 2008 and recorded on August 21, 2008.

Being the same property conveyed to Kathryn Stephenson Pope, unmarried by Warranty deed from Mary H. Blackburn, an unmarried woman of record in Instrument No. 20220511-0054034 Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 11, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **601 Old Hickory Blvd. Unit 123, 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 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 our hands this the 3rd day of March, 2023.

Kathryn Stephenson Pope

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathryn Stephenson Pope,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of March, 2023.

Notary Public
My Commission Expires: 9/2/24

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY