Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $750,000.00

Jennifer Bennett
Affiant

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Subscribed and sworn to before me this 14th day of March, 2023.

Sheri Engel
Notary Public
My commission expires: 12-18-23

Karen Johnson Davidson County
Batch# 980409 DEEDWARR
03/14/2023 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20230314-0018437

Address of New Owner:	Send Tax Bills to:	Tax Information
Bruce McCully and Adam Kuester 342 Harrison St. Unit 121 Nashville, TN 37219	Same	082-13-0E-121-00

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 **Sheryl W. Hammond, a widow** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Bruce McCully, an unmarried man, and Adam Kuester, an unmarried man as Joint Tenants with Right of Survivorship,** 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 Unit No. 121 with all rights and appurtenances thereto belonging as set out in Master Deed of District Lofts, a Condominium Development of record as Instrument No. 20080104-0001256, and by Surveyor's Certificate of correction of record in Instrument No. 20080111-0003637, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Arthur B. Hammond by deed from Grantland W. Hammond, of record in Instrument No. 20170922-0097259, Register's Office for Davidson County, Tennessee. Arthur B. Hammond died testate on May 9, 2020. His Will having been duly probated in Williamson County Chancery Court, File No. 20PR-11174. Arthur B. Hammond devised this property to Sheryl W. Hammond. Sheryl W. Hammond conveyed her interest by Quitclaim Deed to Sheryl W. Hammond of record in Instrument No. 20210903-0119146, Register's Office for Davidson County, Tennessee.

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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. All matters appearing on the plan of District Lofts of record in Instrument No. 20080111-0003637 Register's Office for Davidson County, Tennessee.

3. Subject to the Master Deed, recorded as Instrument #20080104-0001256 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 342 Harrison Street, Unit 121, Nashville, TN 37219

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 14th day of March, 2023.

Sheryl W. Hammond

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of March, 2023, before me personally appeared Sheryl W. Hammond, 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's (or persons') free act and deed.

Witness my hand, at office, this 14th day of March, 2023.

Notary Signature
My commission expires: 2/7/27

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I, Sheri Engel, 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 14th day of March, 2023

Sheri Engel

Dated 3/14/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel 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 14th day of March, 2023

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

