Karen Johnson Davidson County
Batch# 994678 DEEDWARR
04/21/2023 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20230421-0029339

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2023.

Notary Public
MY COMMISSION EXPIRES: 4.23.25
File No. G23-18555

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael P. Hammond, Jr. and Emily D. Hammond (NAME) 1014A Noelton Avenue (STREET ADDRESS) Nashville TN 37204 (CITY) (STATE) (ZIP)	Same as New Owner (NAME) " (STREET ADDRESS) " (CITY) (STATE) (ZIP)	104-10-0R-025-00

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Nicholas Ingram Kolts, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael P. Hammond, Jr., and wife Emily D. Hammond**, 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 Unit 25, The Chesterfield, as shown of record in Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20120627-0056191, as amended by Amendment No. 1 of record as Instrument No. 20121025-0098031, Amendment No. 2 of record as Instrument No. 20121227-0119329, and Amendment No. 3 of record as Instrument No. 20130125-0008275, Register's Office for
Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Nicholas Ingram Kolts, single man by Deed dated October 10, 2019, recorded October 10, 2019, in Instrument Number 20191010-0104164, in the Register's Office of Davidson County, Tennessee. Nicholas Ingram Kolts having since married. Millie Christina Kolts joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Nicholas Ingram Kolts is signed by his duly appointed Attorney-in-fact Millie Christina Kolts, pursuant to the Power of Attorney recorded in Instrument # 202304210029338, said Register's Office.

This is improved property, known as 705 Chesterfield Way, Nashville, TN 37212.

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. Whenever 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 my/our hand(s) this 20th day of April, 2023.

Nicholas Ingram Kolts by Millie Christina Kolts, his Attorney-in-Fact

Nicholas Ingram Kolts by Millie Christina Kolts, his Attorney-In-Fact

Millie Christina Kolts

Millie Christina Kolts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of April, 2023, before me personally appeared Millie Christina Kolts, 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 20th day of April, 2023.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Signature
My commission expires: 1/28/26

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Millie Christina Kolts, Attorney-in-fact for Nicholas Ingram Kolts, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of April, 2023.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public My Commission Expires: 1/28/26

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 4-20-23 (date of document).

Affiant Signature

4-20-23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 20th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY