THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230344070** Karen Johnson Davidson County Batch# 998499 DEEDWARR 05/02/2023 11.13 38 AM 2 pgs Fees $13 00 Taxes $1,239 50 20230502-0032421	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $335,000.00. Affiant Subscribed and sworn to before me, this 27th day of April, 2023. Notary Public My Commission Expires: ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Jens R Shager and Alyssa R. Prindl 1029 N Dupont Ave. Nashville TN 37115	Send Tax Bills To. New Owner	Tax Information. Tax Parcel ID No. 043 11 0 201.00

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, **Dillon Hamman, LLC, a Florida limited liability company and Joe Hamman, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jens R. Shager an unmarried man Alyssa R. Prindl, an unmarried woman, as joint tenants with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No 7 on the Plan of Archwood Annex, as shown on the Plat of record in Plat Book 6200, Page 66, Registers Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description

Being the same property conveyed to Dillon Hammon, LLC a Single member limited liability company and Joe Hamman, by Warranty Deed from Music City Holdings, LLC, A Texas Limited Liability Company, of record in Instrument No 20220921-0105010 and Corrected in Instrument No 20221031-0117252, in the Register's Office of Davidson County, Tennessee, dated September 20, 2022 and recorded on September 21, 2022.

Said property was never the primary marital residence of Grantor, Joe Hamman

Being the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company, by Warranty Deed from Residential Associates, LLC, A Tennessee Limited Liability Company, of record in Instrument No 20220921-0104896, in the Register's Office of Davidson County, Tennessee, dated September 20, 2022 and recorded on September 21, 2022

Being a part of the same property conveyed to Residential Associates, LLC, by Warranty Deed from Charles R. Bullington Sr., Trustee of the Bullington Revocable Trust dated October 14, 2004, of record in Instrument No. 20120202-0009341, in the Register's Office of Davidson County, Tennessee, dated January 31, 2012 and recorded on February 02, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met

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

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Archwood Annex, as recorded in Plat Book 6260, Page(s) 66.

Title to that portion of the land lying below the ordinary low water mark of Cumberland River.

Easement for the flow of the waters of Cumberland River, and the rights of the public therein. Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.

This is improved property located at 1029 N Dupont Ave. Nashville TN 37115

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 27th day of April, 2023.

Dillon Hamman, LLC.

By: _____, Member
Dillon Hamman, Member

_____, Attorney in Fact
Joe Hamman
By: Dillon Hamman, Attorney in Fact

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Dillon Hamman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Dillon Hamman, LLC, a Florida Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 27th day of April, 2023.

_____
Notary Public

WILLIAM T CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dillon Hamman 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, and who further acknowledged that he is the Attorney-in-Fact for Joe Hamman and that he is authorized by Joe Hamman to execute this instrument on his behalf.

WITNESS my hand, at office, this 27th day of April, 2023.

_____
Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026