THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230543776

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2026

Karen Johnson Davidson County
Batch# 1022483 DEEDWARR
07/05/2023 09 37 58 AM 2 pgs
Fees $13 00 Taxes $2,682 50

20230705-0051174

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $725,000 00

Katie Bradley
Affiant

Subscribed and sworn to before me, this 30th day of June, 2023

Notary Public
My Commission Expires 9/7/26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information.
Jacob Tyler Wampler 6213 California Avenue Nashville TN 37209	New Owner	Tax Parcel ID No 091-02-0-043.00

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, **Whole Ham, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Tyler Wampler, an unmarried man, and Linsey Hearn, an unmarried woman, as joint tenants with right of survivorship**, ("Grantees"), their 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 Unit No. 6213 on the plan of 6213 California Ave. Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 6213 California Ave. Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220401-0038088, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to WHOLE HAM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JOHN E. JOHNSON, of record in Instrument No 20220309-0026898, dated March 7, 2022, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 091-02-0-043.00.

Matters shown on the Plan of record in Plat Book 161, page 75, said Register's Office

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No 20220401-0038088, said Register's Office

This is improved property located at 6213 California Avenue Nashville TN 37209

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 30th day of June, 2023

Whole Ham, LLC

By: Richard W. Scott, II, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Richard W. Scott, II, 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 authorized member (or other officer authorized to execute the instrument) of Whole Ham, LLC, a Tennessee 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, at office, this 30th day of June, 2023

Notary Public

My Commission Expires. _____

