PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

File No JH2023-604

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1028044 DEEDWARR
07/19/2023 11 15 15 AM 2 pgs
Fees $13 00 Taxes $8,325 00

20230719-0055526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES 6/29/27

(AFFIX SEAL)

JOANNA J HORVAT NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard Hammond and Elizabeth Hammond →	New Owner	
(NAME)	(NAME)	
3518 Hopkins St →		117-11-0K-002 00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215 →		
(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, **JOHN NELSON, TRUSTEE OF THE 3518 HOPKINS TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD HAMMOND AND ELIZABETH HAMMOND, HUSBAND AND WIFE,** 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 No. 3518 Hopkins as shown on the Plan attached as Exhibit "C" to the Master Deed for Hopkins at Graybar Condominium of record as Instrument No. 20050510-0052782 and re-recorded at Instrument No. 20050524-0058665, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vergie M. Jackson, married by Warranty Deed from William Hudson Connery, Jr., unmarried, of record in Instrument No. 20061204-0149122, Register's Office for Davidson County, Tennessee, dated November 30, 2006 and recorded on December 4, 2006.

Being the same property conveyed to Vergie M. Jackson and husband, Joel D. Jackson by Quitclaim Deed from Vergie M. Jackson (AKA Virgie M. Jackson), married, of record in Instrument No. 20150105-0000775, Register's Office for Davidson County, Tennessee, dated November 25, 2014 and recorded on January 5, 2015.

Being the same property conveyed to John Nelson, Trustee of The 3518 Hopkins Trust dated January 23, 2022 by Warranty Deed from Vergie M. Jackson and Joel D. Jackson, wife and husband, of record in Instrument No. 20220310-0027441, Register's Office for Davidson County, Tennessee, dated March 9, 2022 and recorded on March 10, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Loan No

File No JH2023-604

unimproved
This is improved x property, known as 3518 Hopkins St, Nashville, TN 37215
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 my hand this 18th day of July, 2023

JOHN NELSON, TRUSTEE OF THE 3518 HOPKINS TRUST

BY _____

JOHN NELSON, AS TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, JOHN NELSON, TRUSTEE OF THE 3518 HOPKINS TRUST with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of THE 3518 HOPKINS TRUST, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust

Witness my hand and official seal this 18th day of July, 2023.

Commission expires

_____
Notary Public

KEVIN B. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Rev 4/88

Loan No