	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $815,000.00 Marika Manolopoulou Affiant Subscribed and sworn to before me, this 16th day of November, 2023. Notary Public My commission expires: 7-20-2024

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Marika Manolopoulou	Regions Mortgage	**106-13-3C-002.00-CO**
2023B Hutton Dr	P.O. Box 2135	
Nashville, TN 37210	Birmingham, AL 35287-2520	

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 HEREBY ACKNOWLEDGE, WE,

Kurtis R. Lammers and Emily Lammers, Trustees of The Lammers Joint Revocable Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marika Manolopoulou, unmarried woman

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. 2023B, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 2023 Hutton Drive, of record in Instrument No. 20190327-0027552, being shown on plat attached thereto as Exhibit B, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Lammers Joint Revocable Trust, by Quitclaim Deed from Kurtis R Lammers and Emily E Lammers, husband and wife, dated February 17, 2023, of record in Instrument No. 20230221-0012011, in Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Karen Johnson Davidson County
Batch# 1073334 DEEDWARR
11/20/2023 08:46:30 AM 2 pgs
Fees: $13.00 Taxes: $3,015.50
20231120-0090039

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2023B Hutton Dr, Nashville, TN 37210.

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 in 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.

_____ Date: 11/15/23
Kurtis R. Lammers, Trustee

_____ Date: 11/15/23
Emily Lammers, Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Kurtis R. Lammers and Emily Lammers with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Trustees of The Lammers Joint Revocable Trust and that they are authorized by The Lammers Joint Revocable Trust to execute this instrument on its behalf.

Witness my hand, at office, this 15th day of November 2023.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEDOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMM. EXPIRES JULY 7, 2025

True Copy Certification

I, Yvette Meldrum, 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 November 16, 2023.

_____
Signature
November 16, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 16, 2023

_____
Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025