PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1087150 DEEDWARR
12/29/2023 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $5,291.00
20231229-0100263

Ivey Title, LLC Ref: (DW) Title No.: 63489
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Hamrick Katherine Hamrick 4007 Nebraska Avenue Nashville, TN 37209	David Hamrick Katherine Hamrick 700 12th Ave S Unit 912 Nashville, TN 37203

TAX MAP PARCEL NUMBERS: 10304040901

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,430,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Colleen Marie Kiernan, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Hamrick and Katherine Hamrick, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly one half of Lot No. 48 as shown on the Plan of West End Annex of record in Book 332, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said part of lot 48 fronts 50 feet on the southerly side of Nebraska Ave., and extends back between parallel lines 157.9 feet to an alley.

Being the same property conveyed to Colleen Marie Kiernan, unmarried, by Warranty Deed from Evan Jane Torr, married, dated June 30, 2020 and recorded on July 1, 2020, of record in Inst. No. 20200701-0071524, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2024, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 61, said Register's Office; Restrictive Covenant for Detached Structure of Record in Inst. No. 20120322-0024508, said Register's Office.

This is improved property, known as 4007 Nebraska Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28 day of December, 2023.

Colleen Marie Kiernan

State of Tennessee

County of Davidson

On this 28th day of December, 2023, before me the undersigned authority, personally appeared Colleen Marie Kiernan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,430,000.00.

Affiant

Sworn and subscribed before me this 28 day of December, 2023.

Notary

My Commission Expires: JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 28 day of December, 2023.

Affiant Signature

Date 12-28-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024