Karen Johnson Davidson County
Batch# 1110447 DEEDWARR
03/13/2024 08:06:30 AM 6 pgs
Fees: $33.00 Taxes: $2,197.80
20240313-0017266

WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $594,000.00.

Affiant

Sworn to and subscribed before me on this 5th day of March, 2024.

Notary Public

My Commission Expires: 3-3-26

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael Patrick Hamilton 900 Delmas Avenue Nashville, TN 37216	WELLS FARGO BANK 2701 WELLS FARGO WAY MINNEAPOLIS, MN 55467	072 09 1 U 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John R. Lindahl, Jr. and wife, Alice Lindahl, as as to a 50% undivided interest in the property described herein and Michael W. O'Neill, as to the remaining 50% undivided interest in the property described herein, (hereinafter**

called "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Michael Patrick Hamilton, a single person, (hereinafter called "Grantee"),** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being described as Unit A on the Plan of Homes at 900 Delmas Avenue, a Horizontal Property Regime with said Plat being shown as Exhibit B of record within the Declaration for Homes at 900 Delmas Avenue in Instrument Number 20220915-0103117, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to John R. Lindahl, Jr. and wife, Alice Lindahl, as to a 50% undivided interest in the said property and Michael W. O'Neill, as to the remaining 50% undivided interest in the said property by Deed dated July 12, 2022 from Connie Lynn Hughes and Cynthia Ann Henry and being of record in Instrument Number 20220722-0084159, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2024 property taxes are a lien but are not yet due and payable. Said taxes have been prorated between the parties and will be the sole responsibility of the Grantee for payment thereof when said taxes become due.
2. Any and all building and zoning regulations of the City, County and/or State.
3. Declaration of Restrictions and Covenants for SCMs for regulated residential infill of record in Instrument Number 20230804-0060431, said Register's Office.
4. Subject to Declaration for Homes at 900 Delmas Avenue (a horizontal property regime) as of record in Instrument Number 20220915-0103117, said Register's Office.
5. Subject to any and all notes and matters as shown on the Plat of record in Plat Book 332, Page 33, said Register's Office.
6. Subject to the Plat of record as shown on Exhibit B of the Declaration for Homes at 900 Delmas Avenue of record in Instrument Number 20220915-0103117, said Register's Office.

This property is known as improved property located at 900 Delmas Avenue, Nashville, Tennessee 37216.

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, his heirs and assigns, forever, and Grantors do covenant with the said Grantee that they 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 Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his 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.

Executed on this 5th day of March, 2024.

John R. Lindahl, Jr.

Alice Lindahl

By: _____
John R. Lindahl, Jr.
Attorney in Fact pursuant to POA of
Record in Instrument Number
202403130017265, Register's
Office of Davidson County, TN

Michael W. O'Neill

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, John R. Lindahl, Jr., 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.

Witness my hand and official seal on March 5, 2024.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, Michael W. O'Neill, 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.

Witness my hand and official seal on March 5, 2024.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared John R. Lindahl, Jr., to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Alice Lindahl, and further acknowledged that he executed same as the free act and deed of Alice Lindahl.

Witness my hand on this 5th day of March, 2024.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

I, John R. Lindahl, Jr., being first duly sworn and having executed the above instrument as attorney-in-fact for Alice Lindahl, the principal, pursuant to a [durable] power of attorney granted to me, hereby state in accordance with Section 34-6-105(c), Tenn. Code Ann., that I did not have at the time of my execution of this above instrument [my exercise of such power] actual knowledge of the termination of such power by revocation or of the principal's death.

Witness my hand on this 5th day of March, 2024.

X_____
John R. Lindahl, Jr.
Attorney in Fact

Sworn to and subscribed before me on this 5th day of March, 2024.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **March 5, 2024** (date of document).

Affiant Signature

March 12, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 12th day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25