Karen Johnson Davidson County
Batch # 1120164 DEEDWARR
04/08/2024 11:05:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240408-0024728

THIS INSTRUMENT PREPARED BY:
PATRICK NEIGHBORS, ESQ.
9111 Cross Park Drive
Suite D-200
Knoxville, Tennessee 37923

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(1)(C)(vi)

ADDRESS OF NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/PARCEL NOS:**
LAURA M. HAMM 1244 Twin Circle Drive Nashville, Tennessee 37217	Same	149 12 0B 001.00

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **LAURA M. HAMM** hereinafter referred to as Grantor has bargained and sold, and by these presents does transfer and convey unto **LAURA M. HAMM, trustee of the LAURA M. HAMM REVOCABLE LIVING TRUST DATED** 3/29/24 (A REVOCABLE LIVING TRUST), hereinafter referred to as Grantee), her successors and assigns, their interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

BEING all that real property known, designated, and described as Lot No. 1 on the Plan of Forest cove Subdivision, Phase 1, a Planned Unit Development, as shown on map/plat recorded at Map/Plat Book/Cabinet 9700, Pages 754 and 755, Davidson County Registry, which description is hereby referenced.

For back title, see Instrument 20000807-0078006, Davidson Registry.

This conveyance is made subject to any and all restrictions, easements, encumbrances, and covenants of record. See prior granting instrument and chain of title for applicable exceptions.

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, its successors, assigns and representatives forever. And the undersigned, does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantor further covenants and binds Grantor, Grantor's heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 28th day of March, 2024.

Laura M Hamm
LAURA M. HAMM

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for this County and State, the within named **LAURA M. HAMM**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clarksville, Tennessee, this 28th day of March, 2024.

R. DOUGLAS LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

R Douglas Little
Notary Public

My Commission Expires: January 22, 2025