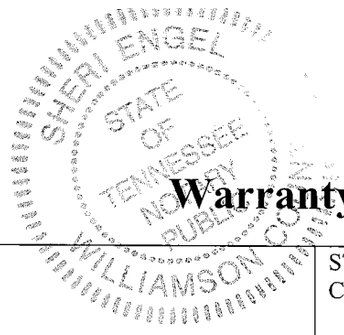


Warranty Deed

Karen Johnson Davidson County Batch# 1180411 DEEDWARR 09/11/2024 01:16:30 PM 3 pgs Fees: $18.00 Taxes: $1,424.50 20240911-0070153	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $385,000.00. Affiant Subscribed and sworn to before me, this the 10th day of September, 2024. Notary Public My commission expires: 11-21-27

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
April L. Hammarsten Revocable Trust dated July 9, 2008 and Adelle Louise Hammarsten	Cardinal Financial Co. 3701 Arco Corporate Dr. Ste 200 Charlotte, NC 28273	119-10-0-184.00
2710 Live Oak Road		
Nashvile, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NOLAN R. BRELSFORD AND KATIE H. BRELSFORD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **APRIL LOUISE, TRUSTEE OF APRIL L. HAMMARSTEN REVOCABLE TRUST DATED JULY 9, 2008, AND ADELLE LOUISE HAMMARSTEN, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH A 50% UNDIVIDED INTEREST**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 39 on the Plan of Mashburn Heights of record in Plat Book 1835, Page 1, 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 Hannah Alyse Gambrell and spouse, Jacob William Gambrell and James Howard Owens, married by Warranty deed from Amber R. Baggett, an unmarried woman and Bradley Swinney, an unmarried man of record in Instrument No. 20210506-0060940 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 06, 2021.

Being the same property conveyed to Nolan R. Brelsford and Katie H. Brelsford, husband and wife by Warranty Deed from Hannah Alyse Gambrell and spouse, Jacob William Gambrell and James Howard Owens, married of record in Instrument No. 20230712-0053244 Register's Office for Davidson County, Tennessee, dated July 10, 2023 and recorded on July 17, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2710 Live Oak Road, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of September, 2024.

Nolan R. Brelsford

Katie H. Brelsford

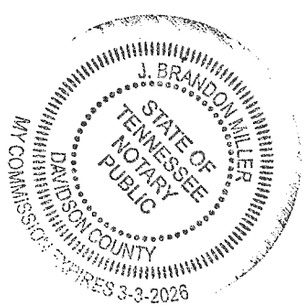
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nolan R. Brelsford and Katie H. Brelsford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of September, 2024.

Notary Public

My Commission Expires: 3-3-26



I, Sheri Engel, 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 10th day of September, 2024

Sheri Engel

Dated 9/11/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 12th day of September, 2024

My commission expires: 2/7/27

Notary Public

