Karen Johnson Davidson County
Batch# 1187204 DEEDWARR
09/27/2024 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $6,808.00
20240927-0075038

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $1,840,000.00. Affiant Subscribed and sworn to before me, this 27th day of September, 2024. Notary Public My commission expires: 3.20.2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert H. Warrington, Susan F. Warrington, and Susan F. Warrington, Trustee of Susan F. Warrington Residence Trust dated October 19, 2011	**New Owner**	**118-09-0Q-002.00CO**
1014A Noelton Avenue		
Nashville, TN 37204		

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 ACKNOWLEDGED, WE,

Michael Paul Hammond, Jr. and Emily Dean Hammond, husband and wife

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

Robert H. Warrington and Susan F. Warrington, Husband and Wife, as to an undivided 45.20% interest and Susan F. Warrington as Trustee of the Susan F. Warrington Residence Trust u/a/d October 19, 2011, as to and undivided 54.80% interest

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 A on the Plan of 1014 Noelton Cottages, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20181212-0120923, amended in Instrument No. 20200305-0024711, 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 all of the property conveyed to Michael Paul Hammond, Jr. and Emily Dean Hammond, husband and wife, by deed from James E. Vreeland and Kristin M. Vreeland, Co-Trustees of Kristin M Vreeland Revocable Trust dated March 6, 2002, of record in Instrument No. 20210713-0094363, Register's Office for Davidson County, Tennessee, dated July 6, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Restrictive covenants contained in an instrument of record in Instrument No. 20181212-0120923, amended in Instrument No. 20200305-0024711, Register's Office for Davidson County, Tennessee.
c. Charter for 1014 Noelton Cottages Corporation of record in Instrument No. 20181212-0120922, in the Register's Office for Davidson County, Tennessee.
d. Subject to rights of others in and to common areas/elements.
e. Subject to lien for special assessment contained in DCCR's/Master Deed.
f. Subject to HOA dues- if any.
g. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1014A Noelton Avenue, Nashville, TN 37204.

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 that 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 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.

Witness my/our hand(s) this 27th day of September, 2024.

Michael Paul Hammond, Jr.

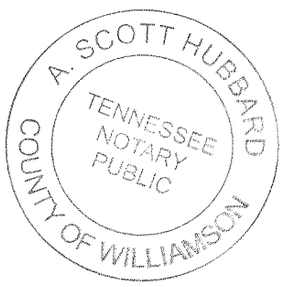
Emily Dean Hammond

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Michael Paul Hammond, Jr. and Emily Dean Hammond,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2024.

Notary Signature
My commission expires: 11-5-2024



File #: 24-386
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Alicia Hamilton, 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

9/27/24.
Date

Affiant Signature

9/27/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27th day of Sept, 2024.

Notary's Signature

My Commission Expires: 3.20.2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON