Name and Address of New Owner:
Nicholas Bridges
209 Moss Trail
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1194220 DEEDWARR
10/16/2024 01:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.13
20241016-0080275

Send Tax Bills To:

new owner

This Instrument Prepared By:
Stones River Title Company, LLC dba Woodland Title & Escrow
736 Hillsboro Boulevard
Manchester, TN 37355

Map & Parcel No:025-16-0-043

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **WILLIAM JACK HAMM and ROBERT GRIFFIN HAMM**, "the Grantors," have this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **NICHOLAS BRIDGES, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Goodlettsville Heights, Section II, as of record in Book 1424, Page 120, Register's Office for said County.

Being the same property conveyed to Judy Fillmore, unmarried, by deed dated 01/22/2020 and recorded 01/24/2020, from William Jack Fillmore, of record in Instrument Number 20200124-0008717, and reference is hereby made to that Affidavit of Heirship of record in Instrument Number 20240814-0061711 naming Robert Griffin Hamm and William Jack Hamm, dated 06/11/2024 and recorded 08/14/2024; Judy Lynn Fillmore died 06/19/2022, and being the same property conveyed to Robert Griffin Hamm and William Jack Hamm, as joint tenants with rights of survivorship, by deed dated 07/16/2024 and recorded 08/14/2024, from Robert Griffin Hamm and William Jack Hamm, heirs at law of Judy Lynn Fillmore, deceased, of record in Instrument Number 20240814-0061712, in the Register's Office of Davidson County, Tennessee. Grantor's covenant that said proeprty was never a marital residence.

This is improved (X) or unimproved ( ) property, known as: 209 Moss Trail, Goodlettsville, TN 37072

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 10th day of October, 2024.

William Jack Hamm

STATE OF TENNESSEE
COUNTY OF BEDFORD

On this 10th day of October, 2024, before me personally appeared William Jack Hamm, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of October, 2024.

KRISTIN L. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY
My Commission Expires

Notary Signature
My commission expires: 2.22.27

Robert Griffin Hamm

STATE OF FLORIDA
COUNTY OF PALM BEACH

On this 9 day of October, 2024, before me personally appeared Robert Griffin Hamm, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9 day of October, 2024.

Nancy Sanders J
Notary Signature
My commission expires: July 6, 2025

NANCY SANDERS
Notary Public - State of Florida
Commission # HH 149653
My Comm. Expires Jul 6, 2025
Bonded through National Notary Assn.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF COFFEE)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $374,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 10th day of October, 2024.

Nancy Sanders
Notary Public
My commission expires: July 6, 2025
File No. 2024-09-4257

NANCY SANDERS
Notary Public - State of Florida
Commission # HH 149653
My Comm. Expires Jul 6, 2025
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Paul Soper, 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 10/9/24 (date of document).

Affiant Signature

10/16/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

