WARRANTY DEED

Karen Johnson Davidson County
Batch# 1212877 DEEDWARR
12/05/2024 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20241205-0094574

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2024

Notary Public

MY COMMISSION EXPIRES: 8/24/27

(AFFIX SEAL)

KATHERINE LEE
NOTARY PUBLIC
At Large
ROBERTSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Edward Davenport	SWBC Mortgage Corporation	082 15 0A 064.00 CO
(NAME)	(NAME)	
2115 Yeaman Place, #330	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, William Jefferson Hamm III, a single man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James Edward Davenport, 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 No. 330 and Parking Space 142 Lower 5th and Main Condominiums, as established under the Master Deed of record in Instrument No. 20060630-0078751, as amended in Instrument No. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553, Instrument No. 20081120-0114262, Instrument No. 20110921-0073283, Instrument No. 20111129-0092827, Instrument No. 20120409-0030284, and in Instrument No. 20120820-0074741, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description and placement of said Unit and Parking Space.

Being the same property conveyed to William Jefferson Hamm, III, single man, from Jerry Jay Coady, Jr. and Carly Rae Lawrenson, husband and wife, by Deed of record in Instrument No. 20201014-0119114, said Register's Office.

This conveyance is subject to the following:

Any and all matters and notes on plat of record in Instrument No. 20111129-0092827, Register's Office, Davidson County, Tennessee.

Charter of 5th and Main Condominium Homeowner's Association, Inc. of record in Instrument No. 20060626-0076032, Register's Office for said County.

Master Deed and amendments of record in Instrument No. 20060630-0078751, as amended in Instrument No. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553, Instrument No. 20081120-0114262, Instrument No. 20110921-0073283, Instrument No. 20110304-0017580, Instrument No. 20111129-0092827, Instrument No. 20120409-0030284, Instrument No. 20120820-0074741, Instrument No. 20121017-0095419, Instrument No. 20130911-0096032, Instrument No. 20140804-0069914, Instrument No. 20161222-0134731, Instrument No. 20200714-0076798, Instrument No. 20210526-0071635, and Instrument No. 20220823-0095272, Register's Office for Davidson County, Tennessee.

Grant of Utility Line Easement of record in Instrument No. 20150130-0008966, said Register's Office.

Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130726-0077475, said Register's Office.

Subject to restrictions of record in Book 3930, Page 324, Book 3953, page 115, Book 10078, page 364, Book 10169, page 1, Book 11625, page 241, Instrument No. 20060630-0078750, and Instrument No. 20120326-0025575, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20050623-0072082, said Register's Office.

Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20050623-0072133 and Instrument No. 20050623-0072134, said Register's Office.

Easement for utilities retained in Metropolitan Council Ordinance No. 64-257.

Grant of Overhead Line Easement of record in Instrument No. 20070228-0024576, said Register's Office.

Subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 2115 Yeaman Place, #330, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this ~~2nd~~ 29th day of ~~December~~ November, 2024.

William Jefferson ~~Hamm~~ Hamm III

STATE OF Mississippi

COUNTY OF Lee

On this 2nd day of December, 2024, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Jefferson Hamm III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
01/20/2025

Notary Public,

DEBBIE S JONES
Commission Expires
01-20-2025
NOTARY
PUBLIC
ID 270034
Lee County
STATE OF MISSISSIPPI

Certificate of Authenticity

I, Kathy Lee, 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 12/2/24.

Date

Affiant Signature

12/2/24

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 2ND day of December, 2024.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM SATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON