**This Instrument Prepared by:**
Rainey Kizer Reviere & Bell, PLC
105 South Highland Avenue (acc-242651)
Jackson, TN 38301

Karen Johnson Davidson County
Batch# 1224155 DEEDWARR
01/07/2025 11:39:30 AM 4 pgs
Fees: $23.00 Taxes: $3,829.50
20250107-0001321

**Without Survey**

Name of Owner and Address of Property:
The Katherine S. Hamilton Living Trust, dated July 28, 2008
921 Wilson Blvd.
Nashville, TN 37215

Person or Entity Responsible for payment
of property taxes and address
The Katherine S. Hamilton Living Trust, dated July 28, 2008
923 Wilson Blvd. S
Nashville TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of this property transferred is $1,035,000.00.

Katherine S Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2025.

C. W
Notary Public

CHRISTINA WELCH
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: 3-9-2027

Parcel 116-08-0-139.00

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, Elinor Jane Gregor, Trustee of the Elinor Jane Gregor Trust established on Jan. 24, 2007, Grantor for and in consideration of the sum of One Hundred ($100.00) Dollars, cash in hand paid, and other good and satisfactory consideration, receipt of all of which is hereby acknowledged, I have this day bargained and sold, and do hereby sell, alien, transfer,

and convey unto The Katherine S. Hamilton Living Trust, July 28, 2008, Grantee, that certain lot or parcel of real estate lying and being in the 7th District of Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit:

Land in the 7th Civil District of Davidson County, Tennessee, being the southerly half of Lot 28 and all of Lot 29 on the Plan of Woodmont Park Subdivision, as of record in Book 547, Page 148, in the Register's Office of Davidson County, Tennessee.

Said part of Lot 28 and all of Lot 29 front together 150 feet on the westerly side of Wilson Boulevard and run back between parallel lines 200 feet to a dead line.

Description taken from Instrument No. 20070212-0017514. No opinion is rendered as to the accuracy of the legal description.

Parcel 116-08-0-139.00

Being the same property conveyed to Elinor Jane Gregor, Trustee of the Elinor Jane Gregor Trust established on Jan. 24, 2007, by deed dated December 12, 2006, and recorded on December 12, 2007, in Instrument No. 20070212-0017514 in the Register's Office of Davidson County, Tennessee

TO HAVE AND TO HOLD the above-described real estate, together with all easements and appurtenances thereunto belonging, unto Grantee, its successors and assigns forever.

The Grantor covenants that she is lawfully seized and possessed of the above property; that she has the full right to sell and convey the same as aforesaid; that said property is free of all liens and encumbrances except for: (1) 2024 ad valorem Davidson County property taxes to be prorated between the Grantor and Grantee, and those for subsequent years to be assumed by the Grantee herein, (2) All matters affecting said lot appearing of record in Book 547, page 148, in the Register's Office of Davidson County, Tennessee, (3) Easement of record in Book 3704, Page 184, in the Register's Office of Davidson County, Tennessee, (4) Agreement for Dedication of Easement for

Sanitary Sewers and/or Storm Drainage appearing of record in Book 3676, Page 95, in the Register's Office of Davidson County, Tennessee, and (5) Rights of third parties in the right of way of Wilson Blvd. With such exceptions Grantor will forever warrant and defend the title to said property unto the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed her name this the 6th day of January, 2025.

Elinor Jane Gregor, Trustee of the Elinor Jane Gregor Trust established on Jan. 24, 2007

BY: Elinor Jane Gregor
Elinor Jane Gregor
Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this 2 day of January, 2025, before me personally appeared Elinor Jane Gregor, Trustee of the Elinor Jane Gregor Trust established on Jan. 24, 2007, to me known (or proved to me on the basis of satisfactory evidence) 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 (or person's) free act and deed.

Ian Jones
NOTARY PUBLIC

My commission expires: 5/8/2028

IAN JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 08, 2028

**Tennessee Certification of Electronic Document**

I, Tammy Bradford, 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 January 6, 2025.

Affiant Signature

1/07/2025

Date

State of Tennessee

County of Madison

Sworn to and subscribed before me this 7th day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 9-23-25

NOTARY'S SEAL

