WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson
Batch # 1240295
02/24/2025 02 25 57 PM
Fees $13 00 Taxes $1,184 00

20250224-0013581

Davidson County
DEEDWARR
2 pgs

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Kelsie E. Doyle	**Same as New Owner**	
(NAME)	(NAME)	**162-01-0E-025 00-CO**
512 Park Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAXWELL HAMMER, UNMARRIED AND CAITLIN TAYLOR MCKEOWN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELSIE E. DOYLE, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A Certain Planned Unit Development in Davidson County, Tennessee, being Lot No 25 on the Plan of Park Court of record in Plat Book 6900, Page 967, 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 Maxwell Hammer and Caitlin McKeown Hammer, husband and wife by Warranty Deed from Tory Dahlenburg and Nicole Dahlenburg, husband and wife of record in Instrument No. 20220601-0063027 Register's Office for Davidson County, Tennessee, dated May 27, 2022 and recorded on June 01, 2022

Caitlin McKeown Hammer NKA Caitlin Taylor McKeown.

This conveyance is subject to

- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 967, Register's Office for Davidson County, Tennessee
- P U D Boundary recorded in Plat 6050, Page 364, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 7814, Page 784 and Book 7930, Page 985 amended in Book 7930, page 986, and Book 8010, page 476, and Book 8010, page 478, Register's Office for Davidson County, Tennessee
- Deed conveying the common area to Park Court Homeowner's Association, Inc., of record in Book 8010, Page 480, Book 8204, page 261 and Book 8204, Page 235 and Book 8010, page 480, in the Register's Office for Davidson County, Tennessee
- Charter of Park Court Homeowner's Association, Inc , of record in Book 7918, Page 559, in the Register's Office for Davidson County, Tennessee
- By-Laws of Park Court Homeowner's Association, Inc , of record in Book 7814, Page 804, amended in Book 7931, Page 3, in the Register's Office for Davidson County, Tennessee
- Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 6434, Page 963, and Book 4161, page 570, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **512 Park Ct., Nashville, Tennessee 37211**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 20th DAY OF FEBRUARY, 2025

Maxwell Hammer

Caitlin Taylor McKeown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAXWELL HAMMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 20th of February, 2025.

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAITLIN TAYLOR MCKEOWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 20th of February, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212