Karen Johnson Davidson County
Batch # 1241865 DEEDWARR
02/27/2025 11 20 45 AM 2 pgs
Fees $13 00 Taxes $1,387 50
20250227-0014652

THIS INSTRUMENT PREPARED BY·
Music City Title & Escrow, Inc
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner·	Send Tax Bills To	Map-Parcel No
Nicola Hannaway 98 44th Ave N. Nashville, TN 37209	NEW OWNER	103-16-0H-006 00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Courtney J. Martin and James H. Dickerson, II, wife and husband** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Nicola Hannaway, unmarried, and Elizabeth Nicoll Hannaway and Stephen Hannaway, Trustees of the Hannaway Family Trust** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 4040 Woodlawn Drive, Unit 15, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows·

A condominium apartment in Davidson County, Tennessee, being Unit No 15 of Stanford Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 10018, Page 140, as amended in Book 10058, Page 623 and Instrument No. 20111107-0086922, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium

Being the same property conveyed to Courtney J Martin and James H. Dickerson, II, wife and husband, and Nannette Carter Martin, as joint tenants with rights of survivorship by Warranty Deed from Lindsay C. Meyers, married of record in Instrument No 20200619-0065154 Register's Office for Davidson County, Tennessee, dated June 01, 2020 and recorded on June 19, 2020

Nannette Carter Martin died on March 21, 2024, leaving Courtney J. Martin and James H Dickerson, II as the surviving joint tenants with right of survivorship

This is improved (X) unimproved ( ) property known as 4040 Woodlawn Drive, Unit 15, Nashville, TN 37205

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered,

RETURN TO
RUDY TITLE AND ESCROW, LLC
2012 21ST AVENUE S
NASHVILLE, TN 37212
FILE NUMBER MJ-P-25-4040-15

unless otherwise herein set out, and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 20 day of February, 2025.

Courtney J. Martin

James H. Dickerson, II

STATE OF NEW YORK

COUNTY OF NEW YORK

On this 20 day of February, 2025, before me personally appeared Courtney J Martin and James H. Dickerson II, 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 20 day of February, 2025.

Notary Signature
My commission expires: 07/13/2027

PAULETTE BRUNK
Notary Public - State of New York
No. 01BR0011138
Qualified in New York County
My Comm. Expires July 13, 2027

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $375,000 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 25th day of February, 2025

Notary Public
My commission expires 05/08/28

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028