WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000 00

Affiant

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 03/16/26

(AFFIX SEAL)

G-ORE-25-1350-329

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)
Elizabeth Anne Hall and Evan George Laing	Elizabeth Anne Hall and Evan George Laing	
(NAME) **1350 Rosa L Parks Blvd #329**	(NAME) 1350 Rosa L Parks blvd #329	**081-12-0B-500 00-CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Nashville, TN 37208	
(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, **ERIC D. HAMMER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH ANNE HALL AND EVAN GEORGE LAING, WIFE AND HUSBAND,** 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 Condominium located in Davidson County, Tennessee, being Unit No 329 of Werthan Lofts IV Condominiums, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq , of the Tennessee Code Annotated, under the Master Deed establishing Werthan Lofts IV and V Condominiums, of record in Instrument No 20070117-0006776, amended in Instrument No 20071220-0146056, as corrected by Affidavit of record in Instrument No 20080118-0006036, and further amended in Instrument No 20080211-0013846, Instrument No 20110609-0044280, as corrected by Affidavit of record in Instrument No 20150205-0011062, Instrument No 20110713-0053571, Instrument No 20120723-0064381, Instrument No 20131230-0130918, Instrument No 20140725-0066210 and Instrument No 20150225-0016078, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed For further reference see Exhibit "B-1" to the Amendment No 1 to Master Deed, Werthan Lofts IV and V Condominiums of record in Instrument No 20071220-0146056, said Register's Office, for a more complete identification and description of such Unit

Being the same property conveyed to Eric D Hammer, a single man by Warranty Deed from Barbara Bowers, married of record in Instrument No 20210401-0043386 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 1, 2021

Eric D Hammer having since married Abigail E Maiwald Hammer, joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property

This conveyance is subject to
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **1350 Rosa L Parks Blvd #329, Nashville, Tennessee 37208**

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

Karen Johnson Davidson County
Batch # 1258041 **DEEDWARR**
04/11/2025 01 44 54 PM 2 pgs
Fees $13 00 Taxes $1,757 50

20250411-0027384

Witness my/our hand(s) this the 9th DAY OF APRIL, 2025

Eric D Hammer

Abigail E Maiwald Hammer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC D 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 9th of April, 2025

Notary Public
My Commission Expires 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABIGAIL E MAIWALD 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 9th of April, 2025

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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