ADDRESS NEW OWNER Holly Baker Schepke
Corey Richard Hunt
2816 Donna Hill Drive
Nashville, TN 37214

SEND TAX BILL TO new owner

MAP-PARCEL NOS 073-11-0-013 00

Karen Johnson Davidson County
Batch # 1265611 DEEDWARR
04/29/2025 10 23 08 AM 2 pgs
Fees $13 00 Taxes $1,524 40
20250429-0032858

Prepared by Cindy S Smith, P C , Attorney at Law
P O Box 292004
Nashville, TN 37229-2004

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 all of which are hereby acknowledged, We, **Charles Lee Hamar, Co-Successor Trustee of the Darrell Lee Hamar Revocable Living Trust dated April 5, 2017, and G Brent Hamar, Co-Successor Trustee of the Darrell Lee Hamar Revocable Living Trust dated April 5, 2017** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Holly B. Schepke, a single woman and Corey R. Hunt, a single man, as Joint Tenants with Rights of Survivorship** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 415 on the Plan of Section Two, Sunset View, of record in Book 2663, page 52, Register's Office for Davidson County, Tennessee

Said Lot No 415 fronts 115 01 feet on the southerly margin of Donna Hill Drive and extends back 351 7 feet on the westerly line and 344 76 feet on the easterly line to a dead line in the rear, measuring 112 32 feet thereon

Being the same property conveyed to Darrell Lee Hamar, Trustee of the Darrell Lee Hamar Revocable Living Trust by Warranty Deed from Darrell L Hamar dated May 10, 2017, and recorded May 12, 2017, in Instrument No 20170512-004739, Register's Office for Davidson County, Tennessee Darrell Lee Hamar died August 29, 2019, leaving Charles Lee Hamar and G Brent Hamar as the Co-Successor Trustees of the Darrell Lee Hamar Revocable Living Trust dated April 5, 2017

SEE CERTIFICATION OF TRUST ATTACHED HERETO AND MADE A PART HEREOF.

This is property with a common address of 2816 Donna Hill Drive, Nashville, TN 37214

G Brent Hamar, Co-Successor Trustee of the Darrell Lee Hamar Revocable Living Trust dated April 5, 2017 is one and the same person as **G. Brent Hamar, Co-Successor Trustee of the Darrell Lee Hamar Revocable Living Trust dated April 5, 2017**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee (2) All matters as shown on the Plan of Section Two, Sunset View, of record in Book 2663, page 52, Register's Office for Davidson, Tennessee (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6471, page 62, Register's Office for Davidson, Tennessee (4) Restrictive Covenants as to Sunset View Subdivision, Sections One and Two of record in Book 2492, page 307 (expired February 15, 1986), Book 2492, page 631 (approval of Book 2492, page 307) and Book 2752, page 594 (expired June 1, 1988), Register's Office for Davidson, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of April 2025.

Charles Lee Hamar, Co-Successor Trustee

Charles Lee Hamar, Co-Successor Trustee of the Darrell Lee Hamar Revocable Living Trust dated April 5, 2017

G Brent Hamar Co-Successor Trustee

G Brent Hamar, Co-Successcor Trustee of the Darrell Lee Hamar Revocable Living Trust dated April 5, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Charles Lee Hamar, Co-Successor Trustee of the Darrell Lee Hamar Revocable Living Trust dated April 5, 2017, and G Brent Hamar, Co-Successor Trustee of the Darrell Lee Hamar Revocable Living Trust dated April 5, 2017,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at office this 21st day of April 2025.

CINDY S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $412,000.00.

Affiant

Subscribed and sworn before me this 25th day of April 2025.

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 30, 2029

Notary Public
My Commission Expires: 1/30/29

File No. 2503-036