RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd., Suite 203
Franklin, Tennessee 37069
File No.: LTL-29461-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1269046 DEEDWARR
05/05/2025 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,401.30
20250505-0034999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of MAY, 2025

NOTARY PUBLIC

My commission expires:

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George J. Hamby 1815B Martin Street Nashville, TN 37203	Same address as new owner	105-11-3P-002.00-CO

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FORTY NINE THOUSAND AND 00/100 Dollars ($649,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **THYMUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **GEORGE J. HAMBY, AN UNMARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 1815 Martin Street, a horizontal property regime with private elements, established pursuant to the Declaration of Covenants, Conditions, and Restrictions establishing Homes at 1815 Martin Street, a horizontal property regime, of record in Instrument #20221021-0114661, Register's Office for said County, and with said unit

Being the same property conveyed to Steven R. Griffith, a married man, from Thymus, LLC, a Tennessee limited liability company, by Quitclaim Deed dated October 23, 2023 and recorded October 24, 2023 in Instrument #20231024-0083273, said Register's Office.

Being a portion of the same property conveyed to Thymus, LLC, a Tennessee limited liability company, from Momo Real Estate Investment, Inc., by Warranty Deed dated June 22, 2023 and recorded June 27, 2023 in Instrument #20230627-0048750, said Register's Office.

Being a portion of the same property conveyed to Momo Real Estate Investment, Inc., a Tennessee corporation, from New Hope Properties, LLC, a Tennessee limited liability company, by Special Warranty Deed dated August 13, 2021 and recorded August 16, 2021 in Instrument #20210816-0110342, said Register's Office.

This conveyance is made subject to all matters as shown on the Declaration of Covenants, Conditions, and Restrictions establishing Homes at 1815 Martin Street, a horizontal property regime, of record in Instrument #20221021-0114661; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 1815B Martin Street, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties, the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 1st day of May, 2025.

GRANTOR:

Thymus, LLC, a Tennessee Limited Liability Company

BY: _____
Steven R. Griffith, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 1st day of May 2025, before me, appeared Steven R. Griffith personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Thymus, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said Thymus, LLC and said Steven R. Griffith acknowledged said instrument to be the free act of deed of Thymus, LLC..

WITNESS my hand and seal, this the 30th day of April 2025.

_____
Notary Public

Shelby Hale
Printed Notary Name

My commission expires: 12-05-2026

SHELBY HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-05-2026

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **April 30, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

5/5/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025