WARRANTY DEED

ADAM H JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

G-ORE-25-1102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900 00

Eric Hammer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 1-22-2029
(AFFIX SEAL)

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)
Eric Hammer and Abigail Maiwald Hammer	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME) **1102 Birdsall Street**	(NAME) **408 Highway 76**	**044-15-0-388 00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **White House, TN 37188**	
(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, **R. KYLE REID, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC HAMMER AND ABIGAIL MAIWALD HAMMER, HUSBAND AND WIFE,** 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

Land in Davidson County, Tennessee, being Lot No 55 of Section "B", on the Plan of E I Dupont de Nemours and Company's Subdivision, as shown on plat of record in Plat Book 1424, page 67, in the Register's Office for Davidson County, Tennessee, described as follows

Said Lot fronts 58 6 feet on the Westerly side of Birdsall Street and extends back 87 2 feet on the Northerly line and 87.1 feet on the Southerly line to a dead line, measuring 57 8 feet thereon.

Being the same property conveyed to Wendy Reid and R Kyle Reid by Special Warranty Deed from Household Financial Center, Inc of record in Instrument No. 20050714-0081844 Register's Office for Davidson County, Tennessee, dated June 27, 2005 and recorded on July 14, 2005 The said Wendy Reid having died February 6, 2022 leaving property to her spouse, R Kyle Reid as the sole surviving tenant by the entirety

Said Special Warranty Deed contained an error in the plat recording information The correct Plat Book Page for the subject property is 67 (erroneously listed as page 167 in deed of record)

This conveyance is subject to
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1976, Page 568 and Book 2447, Page 151 and Instrument No 20000114-0004994 , in the Register's Office for Davidson County, Tennessee
- Easement for Certain Right of Way of record in Book 626, Page 556 and Book 662, Page 743, 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 **1102 Birdsall Street, Old Hickory, Tennessee 37138**

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 # 1271543 **DEEDWARR**
05/09/2025 02 19 05 PM 2 pgs
Fees $13 00 Taxes $1,627 63

20250509-0036730

Witness my/our hand(s) this the 7th DAY OF MAY, 2025

R Kyle Reid

R Kyle Reid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R KYLE REID, 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 7th of May, 2025

Notary Public
My Commission Expires
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

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