Karen Johnson Davidson County
Batch# 1279337 DEEDWARR
05/29/2025 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20250529-0042197

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $307,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 20 DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.(S)
Hodge Griffone	Hodge Griffone	108-16-0-341.00
(NAME) 915 Hammack Drive	(NAME) 915 Hammack Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, James S. Delk, a single man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Hodge Griffone, a single man , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 171-B on the Plan Lot Division, Percy Priest Woods, Section IV, Lots 164-171, of record in Plat Book 6250, page 901, amending Book 6250, pages 356 and 357, Register's Office of Davidson County, Tennessee.

Said Lot No. 171-B fronts 41.00 feet on the Northerly margin of Hammack Drive and extends back 170.52 feet on the Southerly line and 180.00 feet on the Northerly line to a solid line in the rear, measuring 42.08 feet thereon.

Being the same property conveyed to Stuart Delk by Warranty Deed from Langley F. Siekiersky of record in Instrument No. 20010301-0018938 Register's Office for Davidson County, Tennessee, dated February 27, 2001 and recorded on March 01, 2001.

Being the same property conveyed to Dondi A. Delk and husband James S. Delk by Quitclaim Deed from Stuart Delk of record in Instrument No. 20181029-0106797

Register's Office for Davidson County, Tennessee, dated September 18, 2018 and recorded on October 29, 2018.

Being the same property conveyed to James S. Delk, a single man by Quitclaim Deed from Dondi A. Tyler FKA Dondi A. Delk, of record in Instrument No. 202505290042196 Register's Office for Davidson County, Tennessee, dated May , 2025 and recorded on May , 2025.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 915 Hammack Drive, Nashville, TN 37214

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20 day of May, 2025

James S Delk
James S. Delk

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20 day of May, 2025, before me personally appeared James S. Delk, 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 May, 2025.

Notary Signature
My commission expires: March 6, 2029

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 5/20/2025 (date of document).

Affiant Signature

5/20/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20 day of May, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL