Karen Johnson Davidson County
Batch# 1292194 DEEDWARR
07/01/2025 08:51:30 AM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20250701-0051603

Warranty Deed

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $750,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of June, 2025. Notary Public My commission expires: 11.3.25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sujit Das	Alejandro Mercado c/o Sujit Das	083-13-0-440.00
1501 Lillian Street	1316 Adams St. Sk220	
Nashville, TN 37206	Nashville TN 37208	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LUCAS ALEXANDER KAMMERER AND MICHELLE TIGARD KAMMERER, TRUSTEES OF THE KAMMERER REVOCABLE LIVING TRUST DATED JUNE 27, 2023**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUJIT DAS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot(s) 136, of Block O as Shown on the map entitled Lindsley Home Place, of Record in Plat Book 2, Page(s) 92, Chancery Court at Nashville. said Lot No. 136 fronts 50 feet on the Northerly side of Lillian Avenue and Runs Back Between Parallel Liens with the Easterly Margin of South 15th Street, 150 Feet to An Alley.

Being the same property conveyed to Michelle Tigard Kammerer and Lucas Kammere, wife and husband by Warranty Deed from Sharon L. Ruiz and Jacob W. Hathaway, wife and husband of record in Instrument No. 20110603-0042389 Register's Office for Davidson County, Tennessee, dated June 03, 2011 and recorded on May 31, 2011.

Being the same property conveyed to Lucas Alexander Kammerer and Michelle Tigard Kammerer, Trustees of the Kammerer Revocable Living Trust, dated June 27, 2023 by Warranty Deed from Michelle Tigard Kammerer and Lucas Kammerer, wife and husband of record in Instrument No. 20230628-0049229 Register's Office for Davidson County, Tennessee, dated June 27, 2023 and recorded on June 28, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1501 Lillian Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of June, 2025.

The Kammerer Revocable Living Trust dated June 27, 2023

By: _____
Lucas Alexander Kammerer, Trustee

STATE OF MN
COUNTY OF Scott

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Lucas Alexander Kammerer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Kammerer Revocable Living Trust dated June 27, 2023, and that he/she/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 17 day of June, 2025.

_____
Notary Public

My Commission Expires: 1-31-27

JOHN A WILSON
Notary Public
Minnesota
My Commission Expires
Jan 31, 2027

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of June, 2025.

The Kammerer Revocable Living Trust dated June 27, 2023

By: _____
Michelle Tigard Kammerer, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Michelle Tigard Kammerer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Kammerer Revocable Living Trust dated June 27, 2023, and that he/she/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 18 day of June, 2025.

_____
Notary Public

My Commission Expires: 1-24-29

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/23/25 (date of document).

Affiant Signature

6/30/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025