This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-6374-TM

Karen Johnson Davidson County
Batch# 1294259 DEEDWARR
07/07/2025 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20250707-0053122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $735,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of July, 2025.

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Notary Public
My Commission Expires: 12.19.2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Hamer and Sara Hamer 1511 Wendell Avenue Nashville, TN 37206	Old National Bank 1 Main Street Evansville, IN 47708	073 13 0 080.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jessica Pawlarczyk Beckmann and Chase J. Beckmann, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Robert A. Hamer and Sara Hamer, husband and wife** (individually and/or collectively, "Grantee"), 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 No. Westerly 175 feet of Lot Nos. 71 to 74, inclusive, of Block A on the Plan of DAVIS HEIGHTS of record in Plat Book 843, Page (s) 104 and 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot Nos. 71 and 74, inclusive, front together 100 feet on the Easterly side of Wendell Avenue and run back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Jessica Pawlarczyk Beckmann and Chase J. Beckmann, wife and husband, by Quitclaim Deed from Jessica Elizabeth Pawlarczyk n/k/a Jessica Pawlarczyk Beckmann, married, of record in Instrument No. 20200730-0084078, in the Register's Office of Davidson County, Tennessee, dated July 24, 2020 and recorded on July 30, 2020.

Being the same property conveyed to Jessica Elizabeth Pawlarczyk, by Warranty Deed from Margot L. Collins, a single person, of record in Instrument No. 20180622-0060647, in the Register's Office of Davidson County, Tennessee, dated June 22, 2018 and recorded on June 22, 2018.

This is improved property located at: **1511 Wendell Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of July, 2025.

GRANTOR:

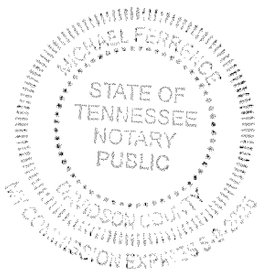
Chase J. Beckmann

Jessica Pawlarczyk Beckmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chase J. Beckmann and Jessica Pawlarczyk Beckmann, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of July, 2025.



Notary Public
My Commission expires: 5-9-26

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 3. 2025.

Affiant Signature

7th day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

