Karen Johnson
Batch # 1295954
07/11/2025 08:55:31 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDWARRSP
4 pgs
20250711-0054593

This instrument prepared by:

Missia H. Vaselaney, Esq.
Taft Stettinius & Hollister LLP
200 Public Square, Suite 3500
Cleveland, Ohio 44114-2302
(216) 241-2838

This instrument prepared without benefit of abstract or title examination.

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **JAMES E. HAMMOND**, a married man (hereinafter referred to as "Grantor"), of Mahoning County, Ohio, joined by his wife **KERRY A. HAMMOND**, for the consideration of Ten Dollars ($10.00) or other good and valuable consideration, does hereby GIVE, GRANT, BARGAIN, SELL and CONVEY to **KERRY A. HAMMOND, TRUSTEE OF THE KERRY A. HAMMOND 2024 TRUST**, such trust having been established under that certain revocable trust agreement, The Kerry A. Hammond 2024 Trust, by Kerry A. Hammond, as Trustee (hereinafter referred to as "Grantee"), all of the Grantor's right, title and interest in the following real property situated in the County of Davidson and State of Tennessee (the "Property"):

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the above Property, with the appurtenances, hereditaments, estate, and title thereunto belonging, to the said Grantee and the Grantee's successors and assigns forever. Grantor hereby covenants with the said Grantee and the Grantee's successors and assigns, that Grantor will only warrant and forever defend the right and title to the Property unto Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise; provided, however, that the Property is conveyed subject to, and there are excepted from the covenants of Grantor, all of the following: (i) zoning ordinances, if any; (ii) liens of taxes and assessments, both general and special, not yet due and payable; (iii) any reservations, restrictions, limitations, easements and conditions of record; and (iv) all legal highways, streets, and public rights-of-way.

This is a transfer to a revocable trust, and the actual consideration for this transfer is NONE ($0.00). This conveyance is exempt from recordation tax under TCA § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of TCA. § 67-4-409(a)(1)(E).

Property address:
1510 Demonbreun Street, Unit 607
Nashville, TN 37203

Mail tax notices to:
Kerry A. Hammond, Trustee of The Kerry A. Hammond 2024 Trust
7743 Exeter Ct.
Canfield, OH 44406

Name and address of new property owner:
Kerry A. Hammond, Trustee of The Kerry A. Hammond 2024 Trust
7743 Exeter Ct.
Canfield, OH 44406

Tax parcel number: 093 09 0A 01900CO

Prior instrument number: 20220217-0018701

[Signature Page Follows]

IN TESTIMONY WHEREOF, the undersigned has executed this Special Warranty Deed this 23 day of MAY, 2025.

JAMES E. HAMMOND

KERRY A. HAMMOND

STATE OF Ohio)
) SS:
COUNTY OF Mahoning)

The foregoing instrument was acknowledged before me this 23rd day of May, 2025, by James E. Hammond and Kerry Hammond. This is an acknowledgment clause. No oath or affirmation was administered to the signer.

NOTARIAL SEAL
STATE OF OHIO

Breen O. Bannon
Notary Public, State of Ohio
My Commission Expires 08-18-2028

Notary Public
My commission expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 607, The Rhythm at Music Row, a condominium, as established under Master Deed of record in Instrument No. 20070725-0088390, as amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950, Instrument No. 20110906-0068936, Instrument No. 20190404-0030779, Instrument No. 20190404-0030780, Instrument No. 20200707-0073280, Instrument No. 20200707-0073281, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.