THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751680** Karen Johnson Davidson County Batch # 1307375 DEEDWARR 08/11/2025 02:09:54 PM 2 pgs Fees: $13.00 Taxes: $3,341.84 20250811-0063768	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $903,200.00. Clyde Franklin Hammer Affiant Subscribed and sworn to before me, this 8th day of August, 2025. Margaret H. Taylor Notary Public My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

WARRANTY DEED

Address New Owner: Susan Handly Hammer and Clyde Franklin Hammer 2105 Hobbs Court Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-01-0C-017.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John R. Younger, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan Handly Hammer and husband, Clyde Franklin Hammer,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2105 on the Revised Plat of Park Place of record in Book 4860, page 124, revised in Book 5050, page 98, said Register's Office, as amended as to table floor areas in instruments of record in Book 5056, page 872; Book 5088, page 360; Book 5151, page 206; Book 5223, page 789; Book 5293, page 838; Book 5302, page 667; Book 5316, page 227; Book 5482, page 252; Book 5614, page 859, Book 5722, page 772; and Book 5798, page 732, Register's Office for said County, to all of which reference is here made for a more complete description.

Being the same property conveyed to JOHN R. YOUNGER AND WIFE, JESSICA M. YOUNGER, by deed from R. EDWARD MCDANIEL AND WIFE, JOANN G. MCDANIEL, of record in Instrument No. 20040727-0089557, dated July 23, 2004, said Register's Office.

JESSICA M. YOUNGER died on or about May 30, 2024, leaving JOHN R. YOUNGER the surviving tenant by the entirety.

Mary Clare Champion executes this Warranty Deed for and on behalf of John R. Younger pursuant to a Power of Attorney recorded in Instrument No. 20250805-0062084, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 131-01-0C-017.00 CO.

Subject matters set out on the plan of record in Book 4860, page 124, revised in Book 5050, page 98, said Register's Office, as amended as to table floor areas in instruments of record in Book 5056, page 872; Book 5088, page 360; Book 5151, page 206; Book 5223, page 789; Book 5293, page 838; Book 5302, page 667; Book 5316, page 227; Book 5482, page 252; Book 5614, page 859, Book 5722, page 772; and Book 5798, page 732, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5041, page 433, Addendum in Book 10491, page 211, amended

7565, page 192, amended 9729, page 54 and in Instrument No. 20231031-0085079, said Register's Office.

Charter of Park Place Homeowners Association, Inc., of record in Book 5052, page 546, said Register's Office.

This is improved property located at 2105 Hobbs Court Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 8th day of August, 2025.

John R Younger by Mary Clare Champion, Attorney-in-Fact

John R. Younger by Mary Clare Champion, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Clare Champion, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for John R. Younger and that she is authorized by John R. Younger to execute this instrument on his behalf.

Witness my hand, at office, this 8th day of August, 2025.

Notary Public

My Commission Expires: _____

