WARRANTY DEED

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ MAURY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 4.25.29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
126 Kedron Pkwy, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mollie J. Hampton and Sterling L. Hart., Jr.	New Owner	082-14-0A-145.00
(NAME)	(NAME)	
2663 Oakley Road		
(ADDRESS)	(ADDRESS)	
Liberty, TN 37095		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1339104 DEEDWARR
10/28/2025 02:52:30 PM 5 pgs
Fees: $28.00 Taxes: $510.60
20251028-0085794

For and in consideration of the sum of ten dollars, 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 John Hampton and William Hampton and Molly Hampton, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Mollie J. Hampton and Sterling L. Hart Jr., wife and husband, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 734 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as affected by Scrivener's Affidavit of record in Instrument 20210923-0128192, and amended in Instrument No. 20051228-0155671, Instrument No. 20150402-0029055, and Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, as affected by Scrivener's Affidavit of record in Instrument 20210923-0128192, and amended in Instrument No. 20051228-0155671, Instrument No. 20150402-0029055, and Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Ann M. Hampton, unmarried by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee general partnership, dated 01/06/2006, of record in Instrument No. 20060109-0002656, Register's Office for Davidson County, Tennessee.

The said Ann M. Hampton died testate on 11/27/2021, devising subject property to Mollie Jane Hampton Picciarelli, John Patrick Hampton, Jr., and William Brownlow Hampton, III as heirs at law of the Estate of Ann M. Hampton, as evidenced in File No. P230171, Probate Court Clerk's Office for Carter County, Tennessee.

Mollie Jane Hampton Picciarelli is also known as Mollie J. Hampton and Mollie Hampton.

John Patrick Hampton, Jr. is also known as John Hampton.

William Brownlow Hampton, III is also known as William Hampton.

Grantors did not occupy the said property as their primary residence.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 734 1st Ave N, Nashville, TN 37201

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 21 day of October, 2025.

John Hampton

State of Illinois
County of Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Hampton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of October, 2025.

Linda M Kruemmelbein
Notary Public:
My Commission Expires: February 3, 2029
(SEAL)

Official Seal
LINDA M KRUEMMELBEIN
Notary Public, State of Illinois
Commission No. 1003842
My Commission Expires February 3, 2029

202510280085794

William Hampton

State of TN
County of Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Hampton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of October, 2025.

Notary Public:
My Commission Expires: 02/28/2026
(SEAL)



Mollie Hampton

~~Molly Hampton~~

MH Mollie Hampton

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Molly Hampton~~ MH Mollie, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of October, 2025.

Mark H. Crocker

Notary Public:
My Commission Expires: 09/14/2029
(SEAL)

MARK H CROCKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company
126 Kedron Pkwy
Spring Hill, TN 37174

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Oct. 21, 2025.

Affiant
Date: October 27, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th day of October 2025

Notary Public

My Commission Expires:
7.30.29

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY