Karen Johnson Davidson County
Batch# 1342073 DEEDWARR
11/04/2025 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20251104-0087986

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this 4th day of November, 2025.

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Pierre Hambrick **Courtney Hambrick**	**Wilson Bank & Trust**	**06003009400**
136 Oak Park Dr	207 Legends Dr.	
Nashville, TN 37207	Lebanon TN 37087	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Courtney L. Hambrick, Successor Trustee of the Ulysses Shelton Jr. Trust, a revocable living trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pierre C Hambrick and Courtney Hambrick, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 No. 95, Plan of Oak Park Subdivision, Section I, of record in Book 3600, Page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Ulysses Shelton, Jr., Trustee of the Ulysses Shelton Jr. Trust, a Revocable Living Trust, by Quitclaim Deed from Ulysses Shelton, Jr, dated February 5, 2004, of record in Instrument No. 20040209-0015405, in the Register's Office for Davidson County, Tennessee. Ulysses Shelton, Jr. passed August 8th, 2024, leaving Courtney L. Hambrick as Successor Trustee.

Further being the same property conveyed to Ulysses Shelton, Jr, by Warranty Deed from Terry W Avril and wife, Patricia T Avril, dated August 25, 1988, of record in Book 7638, Page 46, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 136 Oak Park Dr, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their heirs and 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.

Courtney L. Hambrick Date: 10/30/25
Courtney L. Hambrick, Successor Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Courtney L. Hambrick with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Successor Trustee of the Ulysses Shelton Jr. Trust, a revocable living trust and that they are authorized by the Ulysses Shelton Jr. Trust, a revocable living trust to execute this instrument on its behalf..

Witness my hand, at office, this 30th day of October 2025.

MARK B LEEDOM
DAVIDSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/08/2029

NOTARY PUBLIC

My Commission Expires: 5/8/29

Certificate of Authenticity

I, Mark Haedom, 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 10-30-25.

Date

Affiant Signature

10/30/25

Date

State of TN

County of Sumner

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

Notary's Signature

My Commission Expires: 1/30/2029

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY