THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P25-17290-BW

Karen Johnson Davidson County
Batch# 1349897 DEEDWARR
11/21/2025 03:19:30 PM 2 pgs
Fees: $13.00 Taxes: $703.00
20251121-0093379

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/3/26

(AFFIX SEAL)

ANDREW H. MALONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Coursey	Gary Coursey	
420 Elysian Fields Rd #D6	420 Elysian Fields Rd, #D6	133-14-0A-055.00-CO
Nashville, TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Anna West Hammer, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary Coursey, an unmarried man**

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 Unit No. D-6 on the Plan of The Village of Grassmere formerly Oakcrest Condominiums created under title 64, Section 2701 et seq., as amended Tennessee Code Annotated, and as established by a master deed of record in Book 5884, Page 960, as amended by instrument(s) of record in Book 9559, Page 939; Instrument No. 20041102-0131823 and instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, as set forth in exhibit A-1 of said master deed, reference is hereby, made to the plat of Oakcrest Condominium, of record in Book 5200, Page 413, Register's Office for Davidson County, Tennessee for a more complete description of said unit.

Being the same property conveyed to Anna West Hammer, unmarried person by Warranty Deed from Venite, LLC, a Tennessee limited liability company of record in Instrument No. 20160923-0100436 Register's Office for Davidson County, Tennessee, dated September 16, 2016 and recorded on September 23, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **420 Elysian Fields Rd #D6, Nashville, TN 37211**

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 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 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.

Witness our hands this the 21st day of November, 2025.

Anna West Hammer

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 **Anna West Hammer,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of November, 2025.

My Commission expires: 10-4-27

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tax Map No. 205-183-010 Pg

I, Andy Maloney, 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 **11/21/2025** (date of document).

Affiant Signature
Date **11/21/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **21** day of **November**, 20**25**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202511210093379