THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251052584

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me, this 1st day of December, 2025.

Notary Public
My Commission Expires:

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1353833
12/04/2025 11 47 06 AM
Fees $13 00 Taxes $1,184 00

Davidson County
DEEDWARR
2 pgs

20251204-0096475

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rachel E. Warrick 1260 Martin #313 Nashville TN 37203	New Owner	Tax Parcel ID No. 105 07 1A 310.00

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, **William Adam Hamburg, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel E. Warrick, an unmarried woman** ("Grantees"), its 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 Unit 313 of The 1260 MARTIN CONDOMINIUM, described in the Declaration for The 1260 Martin Condominium, of record in instrument No. 20160115-0004408, amended in Instrument Nos 20160211-0013466, 20170724-0074509, 20170918-0095139, 20170919-0095966, 20180227-0018384, and Assignment of Rights recorded in Instrument No. 20180228-0018775 Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations Imposed upon and relating to the units, property, co-owners and Tenants, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to William Adam Hamburg, unmarried , by Warranty Deed from Phillip R. Worthey and Lauren E. Palmore, husband and wife, of record in Instrument No. 20220304-0024671, in the Register's Office of Davidson County, Tennessee, dated February 18, 2022 and recorded March 04, 2022.

Said property was never the primary marital residence of Grantor.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE FINERY MASTER Condominium of record in Instrument No. 20150807-0079087, as corrected by Scrivener's Affidavit of record in Instrument No. 20151005-0101050, as amended in Instrument No. 20160601-0054729, Instrument No 20161118-0121688, Instrument No. 20201029-0126130, Instrument No 20201118-0136013; Instrument No. Instrument No. 20240222-0012159; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160115-0004408, as amended in Instrument No. 20160211-0013466, Instrument No. 20170724-0074509, Instrument No. 20170918-0095139, Instrument No. 20170919-0095966, Instrument No. 20180227-0018384 and Assignment of Rights recorded in Instrument No. 20180228-0018775.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151005-0101365.

Easement for Right of Way, recorded in Instrument No. 20151109-0113800.

Easement for Temporary Parking, recorded in Instrument No. 20151118-0117171.

Ordinance No. BL2013-408 recorded in Instrument No. 20130917-0097688.

This is improved property located at 1260 Martin #313 Nashville TN 37203

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 1st day of December, 2025.

William Adam Hamburg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Adam Hamburg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2025.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN, II
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026