PREPARED BY (AND RETURN TO)
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H Taylor

Karen Johnson Davidson County
Batch # 1355309 DEEDWARR
12/08/2025 12 15 25 PM 3 pgs
Fees $18 00 Taxes $4,319 75
20251208-0097476

Ivey Title, LLC Ref: (DL) Title No 64246
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Albert G Benneyworth Laura Benneyworth 3618 Trimble Road Nashville, TN 37215	

TAX MAP PARCEL NUMBERS: 130080F00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,167,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Susan Hammer Revocable Trust, Dated. July 18, 2019 and The Clyde Franklin Hammer, Jr. Revocable Trust, Dated, July 18,2019**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Albert G. Benneyworth and Laura Benneyworth, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No A of Trimble Road Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on Exhibit "D" to the Master Deed of record in Book 7384, page 393, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Susan H. Hammer and husband Clyde H. Hammer, Jr by Warranty Deed from Lester H Smith, Jr , and wife, Kathryn W. Smith, dated July 15, 2016 and recorded on July 21, 2016, of record in Inst No 20160721-0075152, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 18, 2019, recorded July 19, 2019, of record in Inst. No. 20190719-0070866, said Register's Office, subject property was conveyed to Susan Handly Hammer, as Trustee of The Susan Handly Hammer Revocable Trust, Dtd July 18, 2019, and Clyde Franklin Hammer, Jr , as Trustee of The Clyde Franklin Hammer, Jr Revocable Trust, Dtd. July 18, 2019.

Description Reference Described from information contained in recorded condominium documents

This conveyance is subject to Taxes for 2026 and subsequent years, The Plan, with Owner's Certificate, of record as shown on Exhibit "D" to the Master Deed of record in Book 7384, page 393, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 7384, page 393, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters

This is improved property, known as 3618 Trimble Road, Nashville, TN 37215

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of December, 2025.

The Susan Handly Hammer Revocable Trust dated July 18, 2019

By: Susan Handly Hammer, Trustee

Susan Handly Hammer, Trustee of The Susan Handly Hammer Revocable Trust dated July 18, 2019

Clyde Franklin Hammer, Jr. Revocable Trust dated July 18, 2019

By: Clyde Franklin Hammer, Jr. Trustee

Clyde Franklin Hammer, Jr., Trustee of The Clyde Franklin Hammer, Jr. Revocable Trust dated July 18, 2019

State of Tennessee

County of Davidson

On this 5th day of December, 2025, before me the undersigned authority, personally appeared Susan Handly Hammer, Trustee of The Susan Handly Hammer Revocable Trust, Dtd July 18, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires:

Notary

State of Tennessee

County of Davidson

On this 5th day of December, 2025, before me the undersigned authority, personally appeared Clyde Franklin Hammer, Jr, Trustee of The Clyde Franklin Hammer, Jr. Revocable Trust, Dtd July 18, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires:

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,167,500.00

Affiant

Sworn and subscribed before me this 5th day of December, 2025

Notary

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON