This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25203-DJ

Karen Johnson Davidson County
Batch# 1376693 DEEDWARR
02/05/2026 01:01:30 PM 5 pgs
Fees: $28.00 Taxes: $925.00
20260205-0008383

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-RR-25928

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-2028

Subscribed and sworn to before me, this the 23rd day of January, 2026.

Notary Public
My Commission Expires: 08/08/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
DOMUS CHRISTI, LLC 152 Donelson Pike Nashville, TN 37214	NEW OWNER	072-09-0-046

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Roderick Hamer, Patrick Hamer, Daniel Hamer, Shandra Scoby-Hamer, Jordan Hamer, and Akachineke Azubuike aka Latoya Hamer, being the heirs at law of Henry L. Hamer**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DOMUS CHRISTI LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantee(s), its successors 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 all of Lot No. 48, Victory Heights Subdivision, according to survey and plat of same appearing of record in Book 1130, page 97, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Herny L. Hamer and Denoris E. Hamer by Cash Deed for Tennessee from Secretary of Housing and Urban Development, of Washington, D.C., dated January 4, 1995, recorded January 17, 1995, of record in Book 9572, page 701, Register's Office for Davidson County, Tennessee. Denoris E. Hamer died December 29, 2014 leaving Henry L. Hamer surviving tenant. Henry Lee Hamer died March 11, 2024. Pursuant to the Affidavit of Heirship filed in Instrument No. 20241004-0077389 as corrected in Instrument No. 20241024-0082710, title to Henry L. Hamer's interest in the property has vested unto Roderick Hamer, Patrick Hamer, Shandra Scoby-Hamer, Daniel Hamer, Jordan Hamer and Akachineke Azubuike fka Latoya Hamer.

This is improved property located at: **928 Chickasaw Avenue, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 23rd day of January, 2026.

GRANTOR:

Roderick Hamer

Roderick Hamer

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roderick Hamer, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of January, 2026.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Chad Serrate

Notary Public
My Commission expires: 11/17/2029

GRANTOR:

Patrick Hamer

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patrick Hamer, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of January, 2026.

Notary Public
My Commission expires: _____

SIGNATURES CONTINUE ON FOLLOWING PAGE

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 23rd day of January, 2026.

GRANTOR:

_____
Roderick Hamer

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roderick Hamer, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of January, 2026.

_____
Notary Public
My Commission expires: _____

GRANTOR:

_____
Patrick Hamer

STATE OF TENNESSEE
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patrick Hamer, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of January, 2026.

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

_____
Notary Public
My Commission expires: 7/23/28

SIGNATURES CONTINUE ON FOLLOWING PAGE

GRANTOR:

Daniel Hamer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel Hamer, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of January, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

GRANTOR:

Shandra Scoby-Hamer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shandra Scoby-Hamer, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of January, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

GRANTOR:

Jordan Hamer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jordan Hamer, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of January, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

SIGNATURES CONTINUE ON FOLLOWING PAGE

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of January, 2026.

GRANTOR:

Akachineke Azubuike

STATE OF TEXAS
COUNTY OF Fort Bend

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Akachineke Azubuike, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that SHE executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of January, 2026.

JABARI DAVIS
Notary Public, State of Texas
Comm. Expires 03-13-2029
Notary ID 126834710

Notary Public
My Commission expires: 03/13/29

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 01/23/26.

Affiant Signature

January 30, 2026

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 30th day of January, 2026.