BOX 10-A

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED TEN THOUSAND AND 00/100 ($710,000.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF APRIL, 2026. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Karen Johnson Davidson County Batch # 1401727 DEEDWARR 04/06/2026 10:57:03 AM 2 pgs Fees: $13.00 Taxes: $2,627.00 20260406-0027209	

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
JEFFREY BRIAN HAMMOND AND SUSAN ARLENE HAMMOND (NAME)	First Bank	**172 14 0B 035.00**
4528 WINFIELD DRIVE NASHVILLE, TN 37211 (ADDRESS)	722 Columbia Ave. Franklin, TN 37064	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 2nd day of April, 2026, the undersigned, **DAVID G. JAMIESON AND KAREN F. JAMIESON, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JEFFREY BRIAN HAMMOND AND SUSAN ARLENE HAMMOND, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **4528 WINFIELD DRIVE, NASHVILLE, TN 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of CLUSTER LOT DEVELOPMENT WINFIELD PARK, PHASE 1, SECTION 1, REVISION 1, a Planned Unit Development, of record in the Register's Office of Davidson County, Tennessee, as Instrument No. 20010313-0024108, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David G. Jamieson, and wife, Karen F. Jamieson, by Warranty Deed from Tony Beckham, and wife, Amanda Beckham, of record in Instrument No. 20051102-0132592, in the Register's Office of Davidson County, Tennessee, dated October 28, 2005, and recorded on November 02, 2005.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 2nd day of April, 2026.

GRANTOR: DAVID G. JAMIESON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **DAVID G. JAMIESON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 2nd day of April, 2026.

Notary Public My Commission Expires

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

GRANTOR: KAREN F. JAMIESON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **KAREN F. JAMIESON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 2nd day of April, 2026.

Notary Public My Commission Expires

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY