THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00 Affiant Subscribed and sworn to before me, this 30 day of April, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1413926 DEEDWARR
04/30/2026 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20260430-0038632

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2028

WARRANTY DEED

Address New Owner: Ashley Mader 1025A Elvira Ave. Nashville, TN 37216	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 072 06 1G 001.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTEN HAMMOND F/K/A KRISTEN GUENTHER AND JUSTIN HAMMOND, WIFE AND HUSBAND,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ASHLEY MADER, UNMARRIED WOMAN** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit 1025A, as established in Declaration of Covenants, Conditions and Restrictions for Cottages at Ten Twenty Five Elvira, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160512 0047586, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kristen Guenther, unmarried by Deed dated July 13, 2017 from Boulevard Investments, LLC, a Tennessee Limited Liability Company, recorded July 14, 2017, in Instrument Number 201707140070824, in the Official Records of Davidson County, Tennessee.

Justin Hammond joins as spouse of Kristen Hammond to convey any marital interest in the subject property that they may have.

This is improved property commonly known as: **1025A Elvira Ave, Nashville, TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 30th day of April, 2026.

KRISTEN HAMMOND

JUSTIN HAMMOND

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KRISTEN HAMMOND AND JUSTIN HAMMOND**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of April 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Apnl 30, 26 (date of document).

Jennifer Pennell

Apnl 30, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Apnl 30, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal