Karen Johnson Davidson County
Batch# 1436515 DEEDWARR
06/22/2026 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20260622-0055947

Warranty Deed

KATHERINE COOPER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/02/2029 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $328,000.00. Affiant Subscribed and sworn to before me, this the 8th day of June, 2026. Notary Public My commission expires: 07/02/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey L. Hammond	New Owner(s)	133-03-0-114.00
5248 Franklin Pike Circle	5248 Franklin Pike Circle	
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ONEDAJOY, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY L. HAMMOND, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 Lot No. 10 on the Plan of Glencoe Acres, Section I of record in Plat Book 1835, Page 137 and 138, Registers Office for Davidson County, Tennessee.

Said Lot 10 fronts 72.3 feet on the Easterly margin of Mimosa Drive and extends back 237 feet on the Northerly line and 260 feet on the Southerly line to a line in the rear measuring 78.2 feet thereon.

Being the same property conveyed to Jerry R. Cothran and wife, Elsie I. Cothran by Warranty Deed from Donald L. Kaylor and wife, Karen H. Kaylor of record in Book 6032, Page 212, Register's Office for Davidson County, Tennessee, dated April 05, 1983 and recorded on April 05, 1983.

Note: Said Jerry R. Cothran died on February 27, 2018, leaving Elsie I. Cothran as surviving tenant by the entirety.

Being the same property conveyed to Onedajoy LLC, a Florida limited liability company by Warranty Deed from Elsie I. Cothran, a widow of record in Instrument No. 20240620-0046086 Register's Office for Davidson County, Tennessee, dated June 10, 2024 and recorded on June 20, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 3308 Mimosa Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of June, 2026.

Onedajoy, LLC, a Florida Limited Liability Company

By: _____
Barbara Weiss, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Weiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Onedajoy, LLC, a Florida Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 8th day of June, 2026.

_____
Notary Public

My Commission Expires: 11-5-29

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 06/08/2026.

John Cobb Rochford

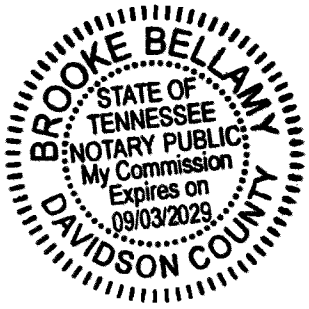
Date: 06/08/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 06/08/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29