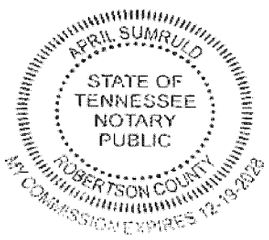
Karen Johnson Davidson County
Batch# 1450629 DEEDWARR
07/22/2026 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20260722-0066557

# Warranty Deed

| | |
|---|---|
|  | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $510,000.00. Carmen Coats<br>Affiant<br>Subscribed and sworn to before me, this the 16th day of July, 2026.<br>Notary Public<br><br>My commission expires: 12/19/28 |

**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: |
|---|---|---|
| Samuel C. Hammock,<br>Mary K. Hammock, and<br>Randall Curtis Hammock | Tomo Mortgage, LLC | 041-12-0-095.00 |
| 827 Roseview Dr | 1156 6th Ave.<br>9th Floor | |
| Nashville, TN 37206-1023 | New York, NY 10036 | |

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, **MOLLY LEMAY AND JOSEPH LEMAY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL C. HAMMOCK, AN UNMARRIED MAN, MARY K. HAMMOCK AND RANDALL CURTIS HAMMOCK, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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: X SH

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Kemper Heights, Section 5 of record in Plat Book 3106, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Molly LeMay and Joseph LeMay, wife and husband by Warranty Deed from Patricia MaDonna Bryant, individually as Heir at Law and as Personal Representative of the Estate of Solon Glenn Thompson and Dewayne Thompson as Heir at Law of Solon Glenn Thompson of record in Instrument No. 20200713-0076519 Register's Office for Davidson County, Tennessee, dated July 02, 2020 and recorded on July 13, 2020 and Scriveners Affidavit of Warranty Deed recorded on January 28, 2021 in record Instrument No. 20210128-0012471 Register's Office for Davidson County, Tennessee.

The said Solon Glenn Thompson having since died, testate, on December 16, 2019, his Estate being probated under Docket No. 19P2238,

See also Affidavits of Heirship of record as Instrument No. 20200713-0076516 and Instrument No. 20200713-0076517

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 430 Kemper Drive, Madison, TN 37115, 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 16th day of July, 2026.

**Joseph LeMay**

**Molly LeMay**

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 Joseph LeMay and Molly LeMay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of July, 2026.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 July 17. 2026

Affiant Signature

22nd day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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