Karen Johnson Davidson County
Batch# 1455654 DEEDWARR
08/04/2026 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260804-0071748

20261217R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $415,000.00. Affiant Subscribed and sworn to before me, this the 31st day of July, 2026. Notary Public My commission expires: 7/25/29

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Lynn McAlister STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Reid Carleton Thompson, Lorraine Bell Ware, and Judith Conners Ware Trust FBO Conner Thompson	**New Owner**	**119-15-0-105.00**
3806 Richland Ave		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Skyler Dana Clark-Hamel, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Reid Carleton Thompson and Lorraine Bell Ware, husband and wife, and Judith Conners Ware Trust FBO Conner Thompson, as tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section Four, Southlake of record in Plat Book 3300, Page 85, 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 Skyler Dana Clark-Hamel, unmarried by Warranty Deed from Susan Ruth Robkin, unmarried of record in Instrument No. 20190228-0018069 Register's Office for Davidson County, Tennessee, dated February 26, 2019 and recorded on February 28, 2019.

Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property.

This conveyance is subject to:

1) zoning;
2) setback requirements and general utility, sewer and drainage easements of record on the Binding Agreement Date upon which the improvements do not encroach;
3) subdivision and/or condominium declarations, covenants, restrictions, and easements of record on the Binding Agreement Date; and
4) leases and other encumbrances specified in the Agreement.

This is improved (X) unimproved (__) property known as **105 Mildred Court, Nashville, TN 37211**.

[signatures appear on the following page]

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 31st day of July, 2026:

Skyler Clark-Hamel

Skyler Dana Clark-Hamel

STATE OF NEW YORK)
)
COUNTY OF Clinton)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Skyler Dana Clark-Hamel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 31st day of July, 2026.

My Commission Expires: 10/25/2027

Notary Public

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Certificate of Authenticity

I, Ryan Rafoth, 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 31, 2026
Date

Affiant Signature

7/31/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 31th day of July, 2026

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

