2026-2163-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1456341 DEEDWARR
08/06/2026 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $525.40
20260806-0072665

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$142,000.00.**

Affiant

Subscribed and sworn to before me this 6th day of AUGUST, 2026

Notary Public
My Commission expires: 6/11/27
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY LINZY B LEHN MY COMMISSION EXPIRES 5-19-2027

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stephanie Hammer	SAME AS NEW OWNER	133-15-0A-069-00
320 Welch Road, Unit L5		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Richard Spencer, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stephanie Hammer, a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A Condominium Unit in Davidson County, Tennessee, Being Unit L-5 of Pagoda Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by Master Deed of record in Book 6111, page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Richard Spencer, an unmarried man, by Warranty Deed from N. Carol Terrell dated March 10, 2025 and recorded March 11, 2025 at Instrument Number 20250311-0018295 in the Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**
2. **All matters of record on plat of record in Book 6111, Page 22, in the Register's Office of Davidson County, Tennessee.**
3. **Subject to the Covenant, Condition, or Restriction, recorded in Book 6111, Page 22; Book 6110, Page 98; Book 8561, Page 461 in the official records of the Davidson County Register of Deeds.**
4. **Subject to the Easement, recorded in Book 6548, Page 125 and Book 8870, Page 923 in the official records of the Davidson County Register of Deeds.**

This is improved property known as: **320 Welch Road, Unit L5, Nashville, TN 37211.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 5th day of August, 2026.

Richard Spencer

Richard Spencer

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Richard Spencer,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 5th day of August, 2026.

Notary Public

My commission expires 7/29/30

ANDREW H. MALONE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 08/05/2026 (**date of document**).

Affiant Signature

08/06/2026

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 6th day of August, 2026.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029