Karen Johnson Davidson County
Batch# 1459012 DEEDWARR
08/12/2026 11:42:30 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20260812-0074650

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

RECORD AND RETURN TO
Blue Note Title
5120 Virginia Way
B13
Brentwood, TN 37027

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$170,000.00**.

Affiant

Subscribed and sworn to before me, this **6th day of August, 2026.**

Notary Public
My commission expires: 7/29/

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wanda Williams and Luis A. Duran **1308 Mercury Dr** **Nashville, TN 37217**	**Wanda Williams and Luis A. Duran** **3804B Abbot Martin Road** **Nashville, TN 37215**	**120-02-0-161.00**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Stephanie Hammer, a single woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Wanda Williams, unmarried woman and Luis A. Duran, a married man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Stardust Acres of record in Plat Book 1424, Page 92, 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 Stephanie Hammer by Warranty Deed from Edwin T. DePriest, married of record in Instrument No. 20131002-0103503 Register's Office for Davidson County, Tennessee, dated September 19, 2013 and recorded on October 2, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **1308 Mercury Dr, Nashville, TN 37217**.

HE-2026-329

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 hand(s) this **6th day of August, 2026.**

Shammer
Stephanie Hammer

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 6th day of August, 2026, before me personally appeared Stephanie Hammer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of August, 2026.

Notary Signature
My commission expires: 3-25-2029

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

I, Andy Maloney, 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 **8/6/2026** (date of document).

Affiant Signature
Date **8/6/2026**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **6** day of **August**, 20**26**.

Notary's Signature
MY COMMISSION EXPIRES: 2/2/2030

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY