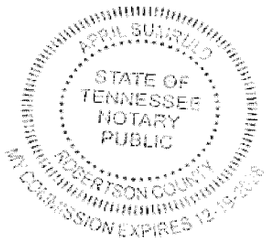
Karen Johnson Davidson County
Batch# 1460045 DEEDWARR
08/17/2026 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $784.40
20260817-0076534

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $212,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2026.

Notary Public

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:
Jonathan Walder Savannah Walder	Highlands Residential Mortgage, LTD	59-50.01
4940 Buena Vista Pike	950 W. Bethany Drive Suite 500	
Nashville, TN 37218	Allen, TX 75013	

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, **CHRISTINA HAMRICK, TRUSTEE OF THE HAMRICK LIVING TRUST, DATED MAY 7, 2025**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN WALDER AND SAVANNAH WALDER, HUSBAND AND WIFE**, 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:

A tract of land in the 13th Civil District, formerly the 23rd district, of Davidson County, Tennessee, being part of the land known as the Joe Boyd Farm as shown on an unregistered copy of a survey made April 3rd, 1952 by George W. Watkins, surveyor and described as follows:

Beginning at a point in the easterly margin of Buena Vista Pike 100 feet northerly from the northwest corner of a tract of land owned by Henry C. Peck et ux; thence northerly along the easterly margin of Buena Vista Pike 100 feet to a point; thence at right angles N 72 degrees E 217 feet more or less to the center of Whites Creek; thence with said creek southeasterly 110 feet more or less to a point in the north east corner of a tract of land owned by Eugene Singer et ux; thence along the northern boundary of the same Singer tract 265 feet more or less to the point of beginning.

Being a part of the same property conveyed to Michel R. Poole, Jr., unmarried and Christina M. Singer, unmarried, as tenants in common with rights of survivorship by Warranty Deed from Michael K. Singer, Jr., a married man dated March 11th 2009 and recorded March 13th 2009 of record in Instrument No. 20090313-0022738 said Register's Office, Davidson County, Tennessee. Michael R. Poole, Jr., now being deceased.

Being the same property conveyed to Christina Hamrick, and her successors in trust, Trustee of the Hamrick Living Trust, dated May 7, 2025, and any amendments thereto by Quitclaim deed from Christina Hamrick (also known as Christina M. Singer), an unmarried

woman and Michel R. Poole, Jr. deceased of record in Instrument No. 20250508-0036023 Register's Office for Davidson County, Tennessee, dated 5/7/2025 and recorded on 5/8/2025.

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 4940 Buena Vista Pike, Nashville, TN 37218, 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 31st day of July, 2026.

Hamrick Living Trust, dated May 7, 2025

By: _____
Christina Hamrick, Trustee

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 Christina Hamrick, 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 Trustee of the Hamrick Living Trust, dated May 7, 2025, 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 30th day of July, 2026.

_____
Notary Public

My Commission Expires: 1/02/30

STATE OF TENNESSEE NOTARY PUBLIC

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 31. 2026

Affiant Signature

6th day of August, 2026

Date

State of Tennessee

County of Davidson

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