Karen Johnson Davidson County
Batch# 1472501 DEEDWARR
09/15/2026 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,764.90
20260915-0085396

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $477,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/21/2030
(AFFIX SEAL)

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Mallory Elizabeth Hammond	NEW OWNER	147 16 0 008.00
(NAME)	(NAME)	
508 Purnell Drive	508 Purnell Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Katherine Larson Rickard, a single woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mallory Elizabeth Hammond, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 24 on the Plan of WHISPERING HILLS, SECTION 5, as shown by Plat appearing of record in Plat Book 3300, Page 11, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete details said lot.

Being the same property conveyed to Katherine M. Larson nka Katherine Larson Rickard, a single woman, by Quitclaim Deed from Daniel John Larson, a single man, of record in Instrument No. 20240724-0055876, in the Register's Office of Davidson County, Tennessee, dated July 10, 2024, and recorded on July 24, 2024.

Being the same property conveyed to Katherine M. Larson and Daniel J. Larson, wife and husband, by Warranty Deed from Mark Hagan and wife, Catherine Hagan aka Katherine Hagan, of record in Instrument No. 20130619-0062837, in the Register's Office of Davidson County, Tennessee, dated May 30, 2013, and recorded on June 19, 2013. The said Katherine M. Larson and Daniel J. Larson having since divorced pursuant to Final Decree of Divorce in Case No. 23D1496 in the Circuit Court for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 508 Purnell Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Effective the 11th day of September, 2026.

Katherine Larson Rickard
Katherine Larson Rickard

STATE OF TENNESSEE

COUNTY OF Williamson

On this 11th day of September, 20 26, before me personally appeared Katherine Larson Rickard, 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 (or person's) free act and deed.

Notary Public

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/21/2030

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

202609150085396

CERTIFICATE OF AUTHENTICITY

I, Blake Harris Reynolds, do hereby make oath that I am a licensed attorney and/or 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 11th day of September, 2026.

Blake Harris Reynolds
Date: 9/11/2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 11th day of September, 2026.

Notary Public
My Commission Expires: 8/15/27

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY