Karen Johnson Davidson County
Batch# 1474924 DEEDWARR
09/18/2026 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20260918-0087095

WARRANTY DEED

(SEAL)

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES: 4/29/30

File #26-TL-5025-23B

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick T. Hindman and Marie B. Hindman	New Owner	
(NAME)	(NAME) Unit 23B	**131 01 0D 202.00**
5025 Hillsboro Pike, Unit 23 B	5025 Hillsboro Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

MAXWELL S. HAMILTON, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

PATRICK T. HINDMAN AND MARIE B. HINDMAN, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A condominium apartment being Unit No. 202, also known as Apartment 23-B on the Plan of GEORGETOWN CONDOMINIUM APARTMENTS, of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowner's Association, Inc. a horizontal property regime established by Master Deed of record in Book 5211, Page 325 as amended in Book 5616, Page 133 and Book 6079, Page 516, said Register's Office, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Maxwell S. Hamilton, by Warranty Deed from Bryan C. Grisard, a married man, of record in Instrument No. 20200713-0076388, in the Register's Office of Davidson County, Tennessee, dated July 07, 2020 and recorded on July 13, 2020.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGETOWN APARTMENTS, as recorded in Plat Book 5200, Page(s) 4.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5025 Hillsboro Homeowners' Association Condominium of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516; with Appointment of Successor Trustee of record in Book 10225, Page 413 and Instrument No. 20120823-0076049 and Resolution of record in Instrument No. 20120731-0067332; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4308, Page 575.
* Easement for Sanitary Sewer, recorded in Book 4308, Page 650.
* Easement for Overhead Line, recorded in Book 7873, Page 859.
* Easement recorded in Instrument No. 20110620-0047283 and Instrument No. 20150505-0040558.
* Charter for 5025 Hillsboro Homeowners' Association recorded as Book 5233, Page 459.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **5025 Hillsboro Pike, Unit 23 B, Nashville, TN 37215.**

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 hand(s) this the 15th day of September, 2026.

Maxwell S. Hamilton

STATE OF ~~TENNESSEE~~ Massachusetts
COUNTY OF ~~DAVIDSON~~ Middlesex

On this 15th day of September, 2026, before me personally appeared Maxwell S. Hamilton, 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 15th day of September, 2026.

Notary Signature
My commission expires: 7 April 2028

HEIDI MINOR
Notary Public
Commonwealth of Massachusetts
My Commission Expires April 07, 2028

Tennessee Certification of Electronic Document

I, Justin Foster 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 9-15-26 (date of document).

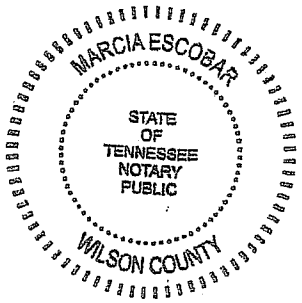
Affiant Signature

9-15-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of Sept., 2026

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027