Karen Johnson Davidson County
Batch# 286479 DEEDWARR
09/16/2019 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $680.80
20190916-0093715

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#3467-91

ADDRESS NEW OWNER:
Diane S. Hansel
3848 Lake Aire Drive
Nashville, TN 37217

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Quicken Loans, Inc.
1050 Woodard Avenue
Detroit, MI 48226-1906

Parcel ID:
136-03-0-016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shirley A. Hansel, a widow,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Diane S. Hansel and Matthew B. Hansel, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land situate and lying in Davidson County, State of Tennessee, described as follows:
>
> Being Lot No. 91 on the Plan of Priest Lake Park, Section 2, as of record in Book 4175, pages 56, 57 and 58, Register's Office for said County.
>
> Said lot fronts 89 feet on the westerly side of Lake Aire Drive and extends back 128.96 feet on the northerly line and 147 feet on the southerly line to a dead line and measures 97.04 feet thereon.
>
> Being the same property conveyed to George L. Hansel and wife, Shirley A. Hansel by Deed dated July 28, 1970 from Philhall Corporation, in Book 4434, Page 786, in the Official Records of Davidson County, Tennessee. George L. Hansel, being one and the same person as George Loren Hansel, died on May 20, 2009, leaving Shirley A. Hansel as the surviving tenant by the entirety.

This is improved property known as 3848 Lake Aire Drive, Nashville, TN 37217. Possession is to be given on September 16, 2019.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her 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.

WITNESS our hands this the 16th day of September, 2019.

Shirley A. Hansel

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Shirley A. Hansel, a widow,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of September, 2019.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

My Commission Expires: 6-7-22

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$184,000.00**.

AFFIANT

Subscribed and sworn to before me on this 16th day of September, 2019.

NOTARY PUBLIC

My Commission Expires: 6-7-22

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 2-4-20