Karen Johnson Davidson County
Batch# 290003 DEEDWARR
09/24/2019 08:13:30 AM 4 pgs
Fees: $23.00 Taxes: $1,256.15
20190924-0096665

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-1969

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of September, 2019

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ryan Alan Hanning and Rebecca Lynn Hanning 3471 Saint Lawrence Road Nashville, TN 37080	Ameris Bank, ISAOA/ATIMA 3 Corporate Square 7th Floor Atlanta, GA 30329	030-00-0-200.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kalesha Williams, a single woman and Destiny Dodson, a single woman, as tenants in common with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Alan Hanning and Rebecca Lynn Hanning, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Tract 1:
Beginning at 40 inch black oak, Southwest corner of Book 5272, Page 716, Northwest Corner of Book 4809, Page 720, Runquist Property, then with the West line of Runquist South 2 degrees 00'24" West 1,547.10 feet to an iron rod this survey, then with a new line, South 69 degrees 47'44" West, 755.10 feet to a post in a fence, in the East line of Book 5294, Page 753, then with said line, with a fence, North 02 degrees 04'30" West, 18.29 feet to a post, North 00 degrees 47'48" West, 128.68 feet to a post, North 02 degrees 40'59" West 467.80 feet to a post, North 06 degrees 47'55" West 120.72 feet to a post, North 00 degrees 30'53" West, 1,077.95 feet to an iron rod this survey, then with the South line of David Wade, III, et al. Property, South 89 degrees 40'47" East, 811.08 feet to the beginning; and being part of Book 4532, Page 856, Old 24th Civil District, Davidson County, Tennessee, according to a survey by Randolph Chapdelaine dated 03/03/85.

Tract 2:
Being a tract of land in Davidson County, Tennessee, shown on property Map 30, Assessor's Office. Bounded in general by Grover Armstrong on the West, Heffrey Hostettler on the North, George Runquist on the East, and the Douglas Spencer remainder on the South, and lying off the East End of St. Lawrence Drive, more particularly described according to a

survey by Randolph L. Chapdelaine, RLS 1444. dated November 9, 1990 as follows to-wit:

Beginning at an iron pin at a 3 inch Cedar in a fence in Grover Armstrong's East line (Ref. Deed Book 5294, Page 753, RODC), said pin being about 235 feet North of the East end of St. Lawrence Drive; thence with Armstrong's East line and the fence North 00 degrees 59 Degrees 09" West 101.47 feet to a wood post near a gate, the Southwest corner of a 29.6 acre Jeffrey Hostettler tract (Ref Deed Book 6609, Page 494, RODC); thence leaving Armstrong and with Hostettler's South line North 69 degrees 47'44" East 755.10 feet to an existing iron pin in George Runquist's West line (Ref Deed Book 4809, Page 270 RODC); thence with Ruinquist's West line South 02 degrees 00'24" West 103.49 feet to an iron pin; thence leaving Runquist and with a new line South 69 degrees 47'44" West 749.38 feet to the point of beginning.

Being the same property conveyed to Kalesha Williams, a single woman by 20160906-0093120 deed from Loren T. Fitzpatrick and Rachael J. Fitzpatrick, husband and wife of record in Instrument No. 20160906-0093120 Register's Office for Davidson County, Tennessee, dated 08/30/2016 and recorded on 09/06/2016.

Being the same property conveyed to Kalesha Williams and Destiny Dodson, as tenants in common with rights of survivorship by Quitclaim deed from Kalesha Williams, a single woman of record in Instrument No. 20161007-006214 Register's Office for Davidson County, Tennessee, dated 09/28/2016 and recorded on 10/07/2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3471 Saint Lawrence Road, Nashville, TN 37080

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of September, 2019.

Kalesha Williams

Destiny Dodson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kalesha Williams** 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 Brentwood, Tennessee this 19th day of September, 2019.

Notary Public
My Commission Expires: 1-13-20

CHRIS MULE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Destiny Dodson** 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 Brentwood, Tennessee this 19th day of September, 2019.

Notary Public

1-13-20

CHRIS MULE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)