This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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TN BPR # 11639
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Karen Johnson Davidson County
Batch# 351597 DEEDWARR
01/31/2020 01:21:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200131-0011698

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Meredith Hansel, Affiant

Subscribed and sworn to before me, this 28th day of January, 2020.

Brian Payne, Notary Public
My commission expires: 11/08/22

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
MEREDITH HANSEL 2628 SOMERSET DRIVE NASHVILLE, TN 37217	NEW OWNER	Map 135 Parcel 16

EXECUTOR'S WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Meredith Hansel, as Executor of the Estate of Jo Ann Hansel, deceased,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **Meredith Hansel and Joseph Hansel, beneficiaries of the Last Will and Testament of Jo Ann Hansel, deceased,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEING LOT NO. 1 ON THE PLAT OF EDGE-O-LAKE ESTATES, SECTION 9-A, OF RECORD IN PLAT BOOK 4660, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 1 FRONTS 97.16 FEET ON THE EASTERLY MARGIN OF SOMERSET DRIVE AND EXTENDS BACK 239.46 FEET ON THE NORTHERLY LINE AND 220.79 FEET ON THE SOUTHERLY LINE, TO A LINE ON THE REAR WHICH IS A BROKEN LINE ON WHICH IT MEASURES 122.57 FEET.

BEING THE SAME PROPERTY CONVEYED TO JO ANN T. HANSEL BY QUITCLAIM DEED FROM MATTHEW E. HANSEL, III DATED AUGUST 31, 1992 OF RECORD IN BOOK 8716, PAGE 493, DAVIDSON COUNTY REGISTER OF DEEDS.

FUTHER BEING THE SAME PROPERTY CONVEYED TO MATTHEW E. HANSEL, III, AND WIFE, JO ANN T. HANSEL, BY DEED FROM HOUSTON T. EZELL AND CHARLES D. WHORLEY, OF RECORD IN BOOK 4849, PAGE 667, SAID REGISTER'S OFFICE.

JO ANN HANSEL, BEING ONE AND THE SAME PERSON AS JO ANN T. HANSEL, HAVING SINCE DIED ON APRIL 28, 2019 WITH HER LAST WILL AND TESTAMENT BEING PROBATED IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, DOCKET NO. 19P1310, WHEREBY MEREDITH HANSEL AND JOSEPH HANSEL ARE THE TWO BENEFICIARIES OF HER LAST WILL AND TESTAMENT.

This is improved property know as 2628 Somerset Drive, Nashville, Tennessee 37217.

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, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 28th day of January, 2020.

MEREDITH HANSEL, EXECUTOR OF THE ESTATE OF JO ANN HANSEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, MEREDITH HANSEL, EXECUTOR OF THE ESTATE OF JO ANN HANSEL with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained, and further who acknowledged that she is the Executor of the Estate of Jo Ann Hansel, and as such Executor of the Estate of Jo Ann Hansel, stated that she executed this instrument for the purposes therein contained and had authority to so act.

Witness my hand in Nashville, Tennessee, this 28th day of January, 2020.

Brian Payne, Notary Public

My Commission expires: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON