Karen Johnson Davidson County
Batch# 431989 DEEDWARR
07/07/2020 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,380.28
20200707-0073167

WARRANTY DEED

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-31-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Hanson and Kirsten Hanson, Trustees & their successors of the Hanson Family Trust U/A/D August 28,2018	Same as new Owner	073 01006.00
(NAME)	(NAME)	
5254 E. Paoli Way		
(ADDRESS)	(ADDRESS)	
Long Beach, CA 90803		
(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 considerations, the receipt of which is hereby acknowledged, We, **Deborah L. Miller, Trustee under the Irrevocable Trust of Virginia C. Webster dated June 8, 2015,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Matthew Hanson and Kirsten Hanson, Trustees & their successors in Trust of the Hanson Family Trust U/A/D August 28, 2018**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 of Block "G" on the Map of Country Club Estates, of record in Book 843, Page 95, Register's Office for said County.

Said Lot No. 8 fronts 100 feet on the easterly side of McGavock Avenue and runs back between parallel lines 105 feet to a dead line.

Being the same property conveyed to Deborah L. Miller, Trustee under the Irrevocable Trust Agreement of Virginia C. Webster, dated June 8, 2015 by Quitclaim Deed to Trustee from Virginia C. Webster (a widow), dated 06/08/2015 recorded 06/19/2015 of record in Instrument 201506190058860, Register's Office 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, and (5) other matters of public record.

unimproved ☐

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), his/her/their 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), his/her/their 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 6th day of June, 2020.

Irrevocable Trust of Virginia C. Webster dated June 8, 2015

Deborah L. Miller, Trustee

By: Deborah L. Miller, Trustee

State of Tennessee
County of Sumner

On this 6th day of July, 2020, before me personally appeared, Deborah L. Miller, Trustee of the Irrevocable Trust of Virginia C. Webster dated June 8, 2015, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Notary Public

Commission Expiration: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Dakotah Harvey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Shelby
Notary's Signature

My Commission Expires: _____

