Karen Johnson Davidson County
Batch# 439196 DEEDWARR
07/16/2020 02:43:30 PM 4 pgs
Fees: $23.00 Taxes: $3,885.00
20200716-0078349

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, TN 37219

EXECUTOR'S WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Robert Hannan Karen Hannan 919 Bowring Park Nashville, TN 37215	New Owner	117-13-0B-157.00CO

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $1,050,000.00.

C David Seivers
C. DAVID SEIVERS, Executor

SUBSCRIBED AND SWORN to before me, Kimberley J. Raymond, by C. David Seivers, this 16th day of July, 2020.

Kimberley J Raymond
Notary Public
My Commission Expires: 7-5-21

KIMBERLEY J. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WHEREAS, CHARLES G. SEIVERS and wife BETTYE K. SEIVERS owned certain real property in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property");

WHEREAS, Charles G. Seivers died on or about December 8, 2019, leaving Bettye K. Seivers as the surviving tenant by the entirety;

WHEREAS, Bettye K. Seivers died testate on or about April 22, 2020. That pursuant to the terms of her will of record in Docket No. 20P852 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate under the control of the Executor, C. David Seivers;

WHEREAS, the Will named C. David Seivers, as Executor. The Executor is duly qualified. All debts of the decedent have been paid.

NOW THEREFORE, C. DAVID SEIVERS, EXECUTOR OF THE ESTATE OF BETTYE K. SEIVERS, hereinafter "GRANTOR," does hereby transfer and convey the Property to ROBERT HANNAN and KAREN HANNAN, husband and wife, hereinafter "GRANTEES", their heirs and representatives.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their heirs, personal representatives, successors and assigns forever. Grantor covenants that he in his fiduciary capacity as the Executor of the Estate of Bettye K. Seivers, is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself in his fiduciary capacity as the Executor of the Estate of Bettye K. Seivers, and his successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs, personal representatives, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of July, 2020.

ESTATE OF BETTYE K. SEIVERS

By: C David Seivers
C. DAVID SEIVERS, Executor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. DAVID SEIVERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Executor of the Estate of Bettye K. Seivers and that as such Executor he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal his 16th day of July, 2020.

Kimberley J Raymond
Notary Public

KIMBERLEY J. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

7-5-21

{02076813.2 }

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 1021, as shown on the map entitled Abbottsford, Phase 2, Revision 1, of record as Instrument No. 20020305-0027572, corrected in 20020828-0104512, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DEVELOPMENT SERVICES ASSOCIATES, by deed from MOREL CONSTRUCTION COMPANY, of record as Instrument No. 20040916-0111528, dated September 15, 2004, said Register's Office.

DEVELOPMENT SERVICES ASSOCIATES, A SOLE PROPRIETORSHIP, conveyed said property to BETTYE K. SEVIERS, by Quitclaim Deed of record as Instrument No. 20051026-0129561, dated October 26, 2005, said Register's Office. BETTYE K. SEVIERS, aka BETTYE K. SEIVERS, further conveyed said property to CHARLES G. SEIVERS AND WIFE, BETTYE K. SEIVERS, by Quitclaim Deed of record as Instrument No. 20081030-0108493, dated October 20, 2008, said Register's Office.

CHARLES G. SEIVERS died on or about December 8, 2019, leaving BETTYE K. SEIVERS as the surviving tenant by the entirety.

BETTYE K. SEIVERS died testate on or about April 22, 2020. Pursuant to the terms of her will of record in Docket No. 20P852 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate under the control of the Executor, C. David Seivers.

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Sam J. McAllester III, 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.

Signature

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Kay M. Tenpenny, a notary public for this county and state, Sam J. McAllester III, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

