Karen Johnson Davidson County
Batch# 461882 DEEDWARR
08/21/2020 02:26:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200821-0094751

This Instrument Prepared By:
Law Offices of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068-1804

*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property*

This space intentionally left blank for recording purposes.

| **Address New Owner** | **Send Tax Bill:** | **Map/Parcel** |
|---|---|---|
| BENJAMIN D. VAN HOESEN, Trustee<br>STEPHANIE E. VAN HOESEN, Trustee<br>VAN HOESEN REVOCABLE<br>LIVING TRUST, dtd August 20, 2020<br>1619 5th Ave. North<br>Nashville, TN 37219 | SunTrust Mortgage, Inc.<br>201 4th Avenue North, 7th Floor<br>Nashville, TN 37219 | 82-5-43 |

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Martha Savorsey
AFFIANT

Sworn to and subscribed before me this 20th day of August, 2020.

Matthew D. Faulk, Notary Public

MATTHEW D. FAULK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-30-21

My Commission Expires: March 30, 2021

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, BENJAMIN D. VAN HOESEN and wife, STEPHANIE E. VAN HOESEN, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to BENJAMIN D. VAN HOESEN and STEPHANIE E. VAN HOESEN, TRUSTEES of the VAN HOESEN REVOCABLE LIVING TRUST, dated August, 20, 2020, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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

The execution of this instrument is made pursuant to and in compliance with Executive Order No. 52 issued by Tennessee Governor Bill Lee, dated June 29, 2020. This instrument may be executed in any number of counterparts, or by facsimile or other electronic transmission, in PDF or other electronic format, each of which shall be deemed an original and all of which together shall be deemed one and the same instrument.

WITNESS OUR HANDS this August 20, 2020.

By: _____
BENJAMIN D. VAN HOESEN

_____
STEPHANIE E. VAN HOESEN

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin D. Van Hoesen and Stephanie E. Van Hoesen, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 20th day of August, 2020.

_____
Matthew D. Faulk, Notary Public

My Commission expires: March 30, 2021

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By: _____
BENJAMIN D. VAN HOESEN

_____
STEPHANIE E. VAN HOESEN

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

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WITNESS my hand and official seal at Franklin, Tennessee, this 20th day of August, 2020.

_____
Matthew D. Faulk, Notary Public

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-30-2021

My Commission expires: March 30, 2021

## Exhibit A

## Property Description

Said property is described to wit:

Land in Davidson County, Tennessee being the South 35 5/7 feet of Lot No. 146, on the Map of North Nashville Real Estate Company Plan, of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of said lot fronts 35 5/7 feet on the west side of Fifth Avenue North and runs back between parallel line 182 feet more or less to an alley.

Being the same property conveyed to Benjamin D. Van Hoesen and wife, Stephanie E. Van Hoesen, by Warranty Deed of record from Intown Properties, LLC, a Tennessee limited liability company, in Instrument No. 20040727-0089455, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s): 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 1619 5th Avenue North, Nashville, TN 37219.

# True Copy Certification

I, Matthew D. Funk, 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 Williamson

Personally appeared before me, Caleb Hughes, a notary public for this county and state, Matthew D. Funk 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: 2/12/23

Notary' Seal (if on paper)

CALEB HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires February 12, 2023