Name and Address of New Owner:
Deana Daugherty
216 Hickory Hill Ct
Nashville TN 37214
Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 096-07-0A-004.00-CO

Karen Johnson Davidson County
Batch# 478088 DEEDWARR
09/17/2020 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $573.13
20200917-0106787

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Clinton Hanahan and Janice Hanahan, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Deana Daugherty, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, a Certain Condominium Unit Being Unit 1, Lot No.7, on the Plan of Bianca Square, a horizontal property regime, of Record in Book 5200, Page 661, and Book 5800, Page 101, and as described in the Master Deed and By-Laws for Bianca Square Homeowner's Association of Record in Book 6162, Page 195, as amended in Book 6165, Page 566, Book 6225, Page 906, and Book 9885, Page 208, Register's office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clinton Hanahan, an unmarried man and Gregory Hanahan and Etta Hanahan, husband and wife, by Warranty deed from Frederick P. Hart, III, Married, of record in Instrument No. 20091026-0098524, Register's Office for Davidson County, Tennessee, dated October 23, 2009 and recorded on October 26, 2009.

Being the same property conveyed to Clinton Hanahan and Janice Hanahan, husband and wife, as Joint Tenants with Rights of Survivorship by Quitclaim deed from Clinton Hanahan, a married man who acquired title as unmarried, and Gregory Hanahan and Etta Hanahan, husband and wife, of record in Instrument No. 20191028-0110445, Register's Office for Davidson County, Tennessee, dated October 19, 2019 and recorded on October 28, 2019.

Being also known as 216 Hickory Hill Court 1, Lot 7, Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of September, 2020.

Clinton Hanahan by Janice Hanahan, Attorney-In-Fact (SEAL)
Clinton Hanahan by Janice Hanahan, Attorney-In-Fact

Janice Hanahan (SEAL)
Janice Hanahan

STATE OF OHIO
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Janice Hanahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of September, 2020.

Notary Public
My commission expires: 05/09/2023

STATE OF OHIO
COUNTY OF MONTGOMERY

On this the 11TH day of September, 2020, before me personally appeared **Janice Hanahan,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Clinton Hanahan,** and acknowledged that she executed the same as the free act and deed of the said **Clinton Hanahan.**

Witness my hand and seal this 11th day of September, 2020.

Notary Public
My Commission Expires: 05/09/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $154,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
11th day of September, 2020.

Notary Public
My commission expires:

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

File No. 2020-963

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022