Karen Johnson Davidson County
Batch# 496832 DEEDWARR
10/16/2020 09:26:30 AM 4 pgs
Fees: $23.00 Taxes: $2,867.50
20201016-0120484

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Red Door Ventures, LLC 4012 Copeland Drive Nashville, TN 37215

Order Number: 020-3247-TN-D

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Brent A. Hannafan, married to Gabrielle Andres Hannafan**, for Seven Hundred Seventy Five Thousand Dollars and 00/100 ($775,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Red Door Ventures, LLC, a Tennessee Limited Liability Company**, whose address is 4012 Copeland Drive, Nashville, TN 37215, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 12 on the Plan of Elmington Place Subdivision of record in Plat Book 547, Page 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with easement for a concrete driveway and wood fence of record in Book 8146, Page 811, Register's Office of Davidson County, Tennessee.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All matter shown on the Plan of record in Book 547, page 59, Register's Office of Davidson County, Tennessee; and

Easement for a concrete driveway and wood fence of record in Book 8146, page 811 , Davidson County Register of Deeds; and

An easement for air conditioning unit and driveway purposes encumbering Lot No. 12 of record in Book 8146, page 813, Register's Office of Davidson County, Tennessee.

Mortgage Loan Inspection by John Kohl & Co. P.C., dated April 3, 1991, disclosing that the neighbor's air conditioning unit encroaches onto subject property and the fence and drive serving subject property encroaches onto adjoining lot; and

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 104-10-0-050.00
Street address of property: 3514 Richardson Avenue, Nashville, TN 37205
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20060607-0067780 in the Recorder's Office, Davidson County, Tennessee.

Signed this 14 day of October, 2020.

Signature of Grantor(s):

Brent A. Hannafan

Gabrielle Andres Hannafan

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 14 day of October, 2020 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Brent A. Hannafan and Gabrielle Andres Hannafan, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

My Commission Expires
3/6/2024

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Address: 3514 Richardson Avenue, Nashville, TN 37205
Tax Parcel: 104-10-0-050.00

Oath of Consideration

I or we, _____, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $775,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 14 day of October, 2020.

Signatures of Affiant(s):

Sworn and subscribed before me this 14 day of Oct, 2020

Notary Public

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, Steve Berneman 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, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021