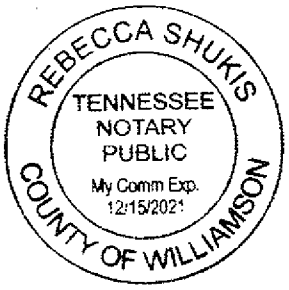
Karen Johnson Davidson County
Batch# 581503 DEEDWARR
03/02/2021 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20210302-0026531

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $760,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2021.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Theodore Matthew Hahn Jenine Wong	New Owner(s)	105-13-0I-001.00-CO
920 Caruthers Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JANICE J. COMPTON, TRUSTEE OF JANICE J COMPTON LIVING TRUST DATED MARCH 12, 2015**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THEODORE MATTHEW HAHN AND JENINE WONG, AS JOINT TENANTS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 all of a Unit A of Caruthers Townhomes, a private element planned unit development, bled as Exhibit A to, and established-by, the Master Deed & Declaration of Covenants, Conditions and restrictions of record in Instrument 201012290101705, Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/ Elements appurtenant to said unit as set forth in the Master Deed & Declaration, reference to which is hereby made for a more complete and detailed description of the unit, the rights and obligations of the Declarant and unit owners, and the by-laws of the association of owners.

Being the same property conveyed to Janice J. Compton, Trustee of the Janice J. Compton Living Trust U/A/D March 12, 2015 by Warranty deed from Catherine Honor Hawkins and Edward Ridgway Miller, wife and husband of record in Instrument No. 20150515-0045120 Register's Office for Davidson County, Tennessee, dated May 01, 2015 and recorded on May 15, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 920 Caruthers Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of February, 2021.

Janice J Compton Living Trust dated March 12, 2015

By: Janice Compton, TRUSTEE
Janice J. Compton, Trustee

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Janice J. Compton, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of Janice J Compton Living Trust dated March 12, 2015, a Trust, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 24th day of February, 2021.

Notary Public

My Commission Expires: 7/3/21

PURNELL BLACKMON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021