This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater is $260,000.00.

Affiant

Subscribed and sworn before me this the 5th day of March, 2021.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Louella G. Hanna	Louella G. Hanna	097-13-0 018.00
171 South Sunnyslope Avenue	171 South Sunnyslope Avenue	
Pasadena, CA 91107	Pasadena, CA 91107	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LYDIA A. FOWLER, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LOUELLA G. HANNA, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 129, on the Plan of Section Two, Larchwood, as shown by plat appearing of record in Plat Book 5200, page 57 and amended in Plat Book 5200, Page 207 and 208, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Lydia A. Fowler, an unmarried woman, by deed dated 12/27/2017, from Lydia A. Fowler, an unmarried woman and Valerie Fowler, an unmarried woman, of record in Instrument No. 20171227-0131392, Register's Office for said County.

Also being the same property conveyed to Lydia A. Fowler, an unmarried woman, and Valerie Fowler, an unmarried woman, by deed dated 01/11/2017, from Jason J. Cregan, of record in Instrument No. 20170113-0004061, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 813 Norwalk Drive, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 587606 DEEDWARR
03/09/2021 10:11:18 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20210309-0030694

Witness my hand this the 5th day of March, 2021.

Lydia A. Fowler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lydia A. Fowler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2021.

My commission expires:
9-6-22

Notary Public

