THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210333820** Karen Johnson Davidson County Batch# 603329 **DEEDWARR** 03/31/2021 10:34:45 AM 2 pgs Fees: $13.00 Taxes: $1,295.00 20210331-0042177	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Amanda Birmer Affiant Subscribed and sworn to before me, this 29th day of March, 2021. Notary Public My Commission Expires:

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10/24/22

WARRANTY DEED

Address New Owner: Allison Marie Lacey 3701 Hillbrook Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 148 01 0 027.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gabe Klein-Kuhn and Alyssa Bernhardt, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allison Marie Lacey, an unmarried woman**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of HILLBROOK SECTION 2, as of record in Book 3300, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gabriel Klein-Kuhn, an unmarried man, and Alyssa Bernhardt, an unmarried woman by Warranty Deed from Dallas Glen Smith, Executor under the Last Will and Testament of and Mattie Jean Pressley, of record in Instrument No. 20141103-0100990, in the Register's Office of Davidson County, Tennessee, dated October 30, 2014 and recorded on November 03, 2014. The said Mattie Jean Pressley died April 12, 2014, leaving a Last Will and Testament dated September 27, 2011, which was admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), under Docket No. 14P-879 (the "Will"). Pursuant to the provisions of the said Will, Dallas Glen Smith, as the Executor of the Estate, has the full power and authority to sell and convey title to the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLBROOK SECTION 2, as recorded in Plat Book 3300, Page(s) 12.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3277, Page 482, as amended in Book 3286, Page 375.

This is improved property located at 3701 Hillbrook Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2021.

Gabe Klein-Kuhn

Alyssa Bernhardt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gabe Klein-Kuhn and Alyssa Bernhardt, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2021.

Notary Public
My Commission Expires: _____

