Karen Johnson Davidson County
Batch# 624528 DEEDWARR
04/28/2021 11:51:30 AM 2 pgs
Fees: $13.00 Taxes: $532.80
20210428-0056715

WARRANTY DEED

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

LM Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF April, 2021.

Makeysha Sorensen
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Christian Hahn	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	Newowner (NAME)	
913 Coarsey Dr (ADDRESS)	(ADDRESS)	107130A01300CO
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Bethany R. Linton AKA Bethany Linton, an unmarried woman** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christian Hahn, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium in Davidson County, Tennessee, described as being Unit No. 913 in Four Maples Condominiums, a Horizontal Property Regime, as shown on the plat of record in Book 5200, page 283, and otherwise known as 913 Coarsey Drive, Nashville, TN 37217, Register's Office for Davidson County, Tennessee, to which plan reference is here made.

Being the same property conveyed to Bethany R. Linton AKA Bethany Linton, an unmarried woman by Warranty deed from John Graham, an unmarried man of record in Instrument No. 20180118-0005286 Register's Office for Davidson County, Tennessee, dated January 12, 2018 and recorded on January 18, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plan of record in Plat Book 5200, Page 283, Master Deed of record in Book 5657, Page 438 Amended of in Book 5660, Page 185, and Book 9263, Page 512, Amendment and addition of Public Utility and Drainage Easement of record in Book 5504, Page 468, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 913 Coarsey Dr. Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 26th day of April, 2021.

Bethany R. Linton AKA Bethany Linton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Bethany R. Linton AKA Bethany Linton**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of April, 2021.

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY