WARRANTY DEED

Karen Johnson Davidson County
Batch# 643994 DEEDWARR
05/25/2021 02:55:11 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20210525-0070968

JM-SB-VRE-21-721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL) DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kaylee Anderson **Collin Wolff**	**Legacy Home Loans, LLC**	
(NAME) **721 Shelby Avenue**	(NAME) **4004 Hillsboro Pk. Ste. 216B**	**082-16-0W-002.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ZACKERY S. HANNA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAYLEE ANDERSON, AN UNMARRIED WOMAN AND COLLIN WOLFF, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain unit located in Davidson County. Tennessee. being Unit No. B of 719 Shelby Avenue Residences, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 6627-101, a seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Condition and Restrictions establishing 719 Shelby Avenue Residences of record in Instrument Number 20171130-0122241, in the Registers Office for Davidson County, Tennessee, and subject to the provision and requirements there and the By-Laws for the administration thereof and all easements, rights, and Interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hank: established over through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C to said Declaration; together with a percentage interest in the common elements as see forth in Exhibit "D" to said Declaration.

Being the same property conveyed to Zackery S. Hannaan, unmarried man by Warranty deed from John F. Pratt and wife, Marie E. Pratt of record in Instrument No. 20191230-0134360 Register's Office for Davidson County, Tennessee, dated December 20, 2019 and recorded on December 30, 2019.

The grantor erroneously took title as Zackery S. Hannaan. The grantor's correct name is Zackery S. Hanna.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 21, Page 45, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20171130-0122241, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20191104113262 and in Instrument No. 201904260038598 in the Register's Office for Davidson County Tennessee.
- Charter for HOA of record in Instrument Number 20180103-0000859, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20170706-0067880 and 20170706-0067923, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **721 Shelby Avenue, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 21st DAY OF MAY, 2021.

Zackery S Hanna by Kristopher Esqueda Attorney-in-fact
Zackery S. Hanna
by Kristopher Esqueda as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristopher Esqueda, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ZACKERY S. HANNA, and who acknowledged he/she/they executed the same as the free act and deed of the said ZACKERY S. HANNA.

Witness my hand and official seal, this the 21st of May, 2021.

Notary Public
My Commission Expires:
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212